

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : B ABOVE CHILD CARE CENTER
Address : 1810 DAVIDSON AVENUE BTWN: WEST 176 ST., WEST 177 S
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : ACS0005.000 / 13415 **Yr Built/Renovated** : 1997 / 2010
Area Sq Ft : 17,761 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 07-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2861 **Lot** : 129 **BIN** : 2109470

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$47,000	\$43,700
Interior Architecture	\$37,200	
Mechanical		\$111,000
Total	\$84,200	\$154,700
Priority A	\$47,000	\$43,700
Priority B		\$111,000
Priority C	\$37,200	
Total	\$84,200	\$154,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$39,600		\$2,000	
Interior Architecture	\$20,900		\$2,000	\$5,400
Electrical	\$400	\$100	\$400	\$100
Mechanical	\$15,800	\$7,000	\$6,300	\$9,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$80,700	\$11,100	\$14,600	\$19,200
Priority A	\$39,600		\$2,000	
Priority B	\$31,600	\$11,100	\$10,600	\$13,800
Priority C	\$9,400		\$2,000	\$5,400
Total	\$80,700	\$11,100	\$14,600	\$19,200



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick Cavity	93%	Now	\$47,000	LIFE	**	5	\$26,400	A
	<i>Graffiti, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : At Grade And Window Openings Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal Panel	2%			2045	**	5-10	\$3,900	A
Window Wall	5%			2045	**	5	\$5,300	A
Windows								
Aluminum	95%	0-2	\$7,100	2041	**	5	\$1,800	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Window Openings</i>							
Glass Block	5%	Now	\$900	LIFE	**	5	\$100	A
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Floor Landing Btwn 1-2 - Main Stair</i>							
Parapets								
Masonry: Brick Cavity	82%			LIFE	**	5-10	\$20,100	A
Metal Panel	3%			2035	**	5	\$400	A
Metal Rail	5%			2038	**	5-10	\$3,200	A
Pre-Cast Concrete	10%	Now	\$600	LIFE	**	5	\$2,200	A
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Coping Stones Throughout</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							

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Asset # : 13415

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	40%	Now	\$8,700	2025	\$43,700			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Deck Above 1st Fl</i>								
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Roof Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Near Roof Access Doors From 2nd Fl</i>								
Metal Panel	25%	Now	\$1,300	2030	**			A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Pitched Roofs Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Se Corner Of Pitched Roof Above Main Entrance. Leak Into Entry Vestibule</i>								
Modified Bitumen	33%	Now	\$2,300	2030	**			A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof Deck Above 2nd Fl</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Downspout On 2nd Fl Roof Deck</i>								
Single Ply Membrane	2%	Now	\$1,600	2035	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Main Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Temporary Roof Membrane</i>								
Interior								
Floors								
Carpet	10%			2021	\$32,200	3	\$5,300	C
Cast in Place Concrete	5%			LIFE	**	5	\$5,800	C
Ceramic Tile	5%			2034	**	5	\$1,300	C
Quarry Tile	10%			2038	**	5	\$4,000	C
Vinyl Tile	70%	0-2	\$3,000	2030	**	3	\$7,000	C
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 1st Fl Classroom - South Of Main Stair</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$2,100	C
Concrete Masonry Unit	10%			LIFE	**	5	\$3,300	C
Glass Block	3%			LIFE	**	10	\$500	C
Gypsum Board	82%			LIFE	**	5-10	\$57,500	C

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Asset # : 13415

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2030	**	5	\$5,000	B
AcousTileSusp.Lay-In	72%	0-2	\$7,400	2030	**	5	\$9,600	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Vestibule, 2nd Floor Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Fl Office - Opposite Main Stair</i>								
Exposed Struc: Steel	3%			LIFE	**	10	\$1,600	B
Gypsum Board	10%	0-2	\$2,600	LIFE	**	5	\$3,300	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Btwn Floors 1-2</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Landing Btwn Floors 1-2</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings On The Service Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	**	5	\$500	B
Raceway								
Conduit	100%			2035	**	1		B
Panelboards								
Fused Disc Sw	5%			2033	**	5		B
Molded Case Bkrs	95%			2033	**	5	\$400	B
Wiring								
Thermoplastic	100%			2035	**	1		B
Motor Controllers								
Locally Mounted	100%			2030	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

Lighting

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Interior Lighting Fluorescent	90%			2030	**	10	\$14,700	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T- 8 Lamps</i>						
Fluorescent	10%			2030	**	10	\$1,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Egress Lighting Exit, Service	50%			2033	**	1		B
Exit, Battery	50%			2033	**	10	\$600	B
Exterior Lighting Fluorescent	20%			2025		10	\$300	B
HID	80%			2025		10	\$4,900	B
Alarm								
Security System No Component	80%							D
Generic	20%			2025	\$10,200	1	\$1,300	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor And Hallways</i>						
		<i>Explanation : Intrusion Alarm, (1) CCTV</i>						
Fire/Smoke Detection No Component	80%							D
Generic, Analog	20%			2025	\$34,900			B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Electronic Main Control Panel</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source Natural Gas	100%			2035	**	1		B
Conversion Equipment Furnace	60%			2025	\$12,300	1	\$5,300	B
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 6 Roof Mounted Units</i>						
Hot Water Boiler	40%			2030	**	1	\$3,500	B
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Distribution								
Hot Wtr Piping/Pump	40%	Now	\$700	2033	**	4	\$400	B
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : Hw Supply Pump Is Not Working</i>								
No Component	60%							D
Terminal Devices								
Convactor/Radiator	40%			2030	**	1	\$2,300	B
No Component	60%							D
Air Conditioning								
Energy Source								
Electricity	100%			2033	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	\$111,000	2	\$1,100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,700	B
<i>Other Observation, Extent : Severe, Area Affected : 7%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Damage</i>								
Exhaust Fans								
Roof	100%			2025	\$13,400	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		B
Water Heater								
Gas Fired	100%			2023	\$3,900	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2025	\$10,500	4	\$2,500	B
Sewage Ejector(s)								
Electric	100%			2025	\$10,500	4	\$2,500	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit</i>								

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B ABOVE CHILD CARE CENTER
Asset # : 13415

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	No Component	80%							D
	Generic	20%			2035	* *	1-2	\$1,000	B
Chemical System									
	Generic	100%			2020	\$24,800	1-3	\$55,000	B

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Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : BLANCHE COMMUNITY DAY CARE CTR.
Address : 109-60 202ND STREET BTWN: HOLLIS AVE., 111 AVE.
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : ACS0006.000 / 13416 **Yr Built/Renovated** : 1998 / 2011
Area Sq Ft : 16,526 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 16-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 10941 **Lot** : 206 **BIN** : 4234212

CAPITAL

Total

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$72,700	\$14,500		
Interior Architecture	\$16,900		\$1,200	\$2,400
Electrical	\$800	\$16,300	\$1,300	\$800
Mechanical	\$5,500	\$6,200	\$6,700	\$6,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$99,900	\$41,000	\$13,100	\$13,300
Priority A	\$72,700	\$14,500		
Priority B	\$10,200	\$26,400	\$11,900	\$11,000
Priority C	\$16,900		\$1,200	\$2,400
Total	\$99,900	\$41,000	\$13,100	\$13,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	65%	Now	\$32,800	LIFE	**	5	\$22,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	20%	Now	\$21,200	LIFE	**	5	\$13,200	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%	Now	\$600	2042	**	5	\$3,300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	10%			2035	**	5	\$15,400	A
Windows								
Aluminum	100%	4+	\$17,700	2038	**	5	\$4,500	A
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	50%			LIFE	**	5	\$2,600	A
Masonry: Brick	45%			LIFE	**	5	\$2,000	A
Metal: Cage/Fence	5%	4+	\$400	2027	**	5	\$700	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	10%			2042	**	10	\$3,000	A
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	90%			2027	**	10	\$14,500	A
Interior								
Floors								
Ceramic Tile	5%			2031	**	5	\$1,100	C
Panel/Paver: Cer/Brk	5%			2038	**	5	\$2,500	C
Quarry Tile	5%			2035	**	5	\$1,700	C
Vinyl Tile	85%	Now	\$15,200	2027	**	3	\$7,100	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2031	**	5	\$2,300	C
Concrete Masonry Unit	20%			LIFE	**	5	\$3,700	C
Gypsum Board	20%			LIFE	**	5	\$5,500	C
SGFT/Glazed Masonry	55%			LIFE	**			C
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$15,500	B
Exposed Concrete	20%			LIFE	**	5	\$700	B
Metal Panel	10%			LIFE	**	5	\$2,800	B

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BLANCHE COMMUNITY DAY CARE CTR.
Asset # : 13416

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amps Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	B
Raceway								
Conduit	100%			2042	**	1		B
Panelboards								
Fused Disc Sw	10%			2038	**	5		B
Molded Case Bkrs	90%			2038	**	5	\$400	B
Wiring								
Thermoplastic	100%			2042	**	1		B
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	90%			2027	**	10	\$13,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2027	**	10	\$1,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallway</i>						
		<i>Explanation : T-5 Lamps</i>						
Egress Lighting								
Exit, Service	100%			2032	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$100	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2027	**	1	\$1,900	B
Fire/Smoke Detection								
No Component	30%							D
Generic	70%			2027	**	1-3	\$7,100	B

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

Heating

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$8,200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	4	\$800	B
Terminal Devices								
Air Handler	50%			2027	**	1	\$5,100	B
Convactor/Radiator	50%			2027	**	1	\$2,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2027	**	1	\$7,700	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	**	1	\$10,200	B
Heat Rejection								
Remote Air Cond	100%			2027	**	2	\$11,500	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	B
Exhaust Fans								
Interior	80%			2027	**	2	\$400	B
Roof	20%	Now	\$500	2022	\$2,500	2	\$100	B
<i>Not in Service, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Kitchen Exhaust On Roof</i>								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2035	**	1		B
Water Heater								
Gas Fired	100%			2020	\$3,600	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2022	\$10,500	4	\$1,600	B
Sewage Ejector(s)								
Compressed Air	100%			2032	**	4	\$2,500	B
Backflow Preventer								
Generic	100%			2022	\$1,500	1	\$1,000	B
Fixtures								
Generic	100%							B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		Code
Vertical Transport	Elevators								
	Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
		<i>Location : Serves All Floors</i>							
		<i>Explanation : One Unit</i>							
Fire Suppression	Sprinkler								
	Generic	100%			2042	* *	1-2	\$4,600	B

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

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

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

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : CROSSROADS SHELTER ALPHA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.010 / 54 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 07-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL

Total

Priority

Total

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,300			
Interior Architecture		\$800		
Electrical	\$300	\$400	\$300	\$9,600
Mechanical	\$1,100	\$400	\$2,300	\$400
Total	\$26,800	\$1,500	\$2,500	\$10,000
Priority A	\$25,300			
Priority B	\$1,400	\$700	\$2,500	\$10,000
Priority C		\$800		
Total	\$26,800	\$1,500	\$2,500	\$10,000



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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$21,500	LIFE	**	5	\$3,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,800	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2040	**	5	\$700	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$700	A
Masonry: Limestone	5%			LIFE	**	5		A
Roof								
Modified Bitumen	100%			2032	**	10	\$3,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$700	C
Ceramic Tile	5%			2037	**	5	\$300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : First And Second Floor Bathrooms, 2012</i>								
Vinyl Tile	90%			2032	**	3	\$2,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$1,800	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	30%			LIFE	**	5	\$600	C
Ceilings								
Plaster	100%			LIFE	**	5	\$3,700	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	**	5		B

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	50%			2044	**	1		B
Conduit	50%			2024	\$1,300	1		B
Panelboards								
Fused Disc Sw	5%			2023	\$300	5		B
Molded Case Bkrs	95%			2040	**	5	\$100	B
Wiring								
Thermoplastic	70%			2044	**	1		B
Thermoplastic	30%			2024	\$1,200	1		B
Motor Controllers								
Locally Mounted	100%			2022	\$1,900	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	70%			2019	\$5,600	10	\$2,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	30%			2032	**	10	\$1,100	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Battery	20%			2029	**	10	\$200	B
Emergency, Battery	30%			2019	\$400	10	\$300	B
Exit, Service	10%			2029	**	1		B
Exit, Service	40%			2019	\$200	1		B
Exterior Lighting								
HID	100%			2029	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2029	**	1	\$500	B
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$2,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$2,000	B
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	\$300	B
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$1,300	B
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		B
Conversion Equipment								
Split Unit	100%			2024	\$17,500			B
		<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, First And Second Floors</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	B
Heat Rejection								
Remote Air Cond	100%			2024	\$22,600	2	\$2,800	B
Ventilation								
Exhaust Fans								
Wall Unit	100%	Now	\$100	2024	\$5,700	2	\$100	B
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Second Floor Toilet Room, Defective Toilet Exhaust Fan</i>						
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$900	2	\$100	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2032	* *	1	\$200	B
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	90%							D
Generic	10%			2034	* *	1-2	\$100	B
		<i>No Backflow Preventer, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						

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**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER ALPHA COTTAGE**

Asset # : 54

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

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : CROSSROADS SHELTER MAIN BUILDING
Address : 1250 EAST 229TH STREET
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.000 / 1947 **Yr Built/Renovated** : 1955 / 2012
Area Sq Ft : 37,482 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 07-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$116,900	\$40,900
Interior Architecture	\$41,900	
Total	\$158,800	\$40,900
Priority A	\$116,900	\$40,900
Priority C	\$41,900	
Total	\$158,800	\$40,900

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture		\$1,700		
Interior Architecture	\$47,100	\$8,200	\$3,500	\$12,200
Electrical	\$4,400	\$5,500	\$5,700	\$33,800
Mechanical	\$14,700	\$6,400	\$9,500	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$70,100	\$25,700	\$22,700	\$60,800
Priority A		\$1,700		
Priority B	\$41,300	\$18,600	\$19,200	\$48,600
Priority C	\$28,800	\$5,400	\$3,500	\$12,200
Total	\$70,100	\$25,700	\$22,700	\$60,800



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

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$6,700	A
Masonry: Brick	92%	Now	\$116,900	LIFE	**	5	\$40,900	A
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Chimney</i>								
Masonry: Limestone	2%			LIFE	**	5	\$700	A
Stucco Cement	3%			2037	**	5	\$3,300	A
Windows								
Aluminum	100%			2040	**	5	\$7,200	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$12,000	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	A
Roof								
Single Ply Membrane	98%			2032	**	10	\$32,500	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Skylight, Metal/Glass	2%			2044	**	10	\$2,200	A
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$5,200	C
Ceramic Tile	5%			2033	**	5	\$2,400	C
Quarry Tile	15%			2037	**	5	\$10,700	C
Sheet Vinyl/Rubber	30%			2029	**	5	\$21,400	C
Terrazzo	20%	Now	\$41,900	LIFE	**	5	\$7,400	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Staircases</i>								
Vinyl Tile	25%	0-2	\$19,200	2029	**	3	\$4,500	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rooms B01, B02, And B21 in Basement</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$4,600	C
Concrete Masonry Unit	5%	Now	\$9,700	LIFE	**	5	\$1,800	C
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Water Main Room</i>								
Fiberglass Panel	40%			LIFE	**			C
Gypsum Board	50%			LIFE	**	5	\$27,500	C

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	12%			2037	**	5	\$5,700	B
Exposed Concrete	5%			LIFE	**	5	\$400	B
Exposed Struc: Steel	3%			LIFE	**			B
Gypsum Board	40%	Now	\$18,300	LIFE	**	5	\$23,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Laundry Room</i>								
Metal Panel	10%			LIFE	**	5	\$6,000	B
Plaster	30%			LIFE	**	5	\$8,900	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 3000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	90%			2044	**	5	\$100	B
Molded Case Bkrs	10%			2044	**	5	\$100	B
Raceway								
Conduit	100%			2044	**	1		B
Panelboards								
Fused Disc Sw	10%			2040	**	5	\$100	B
Molded Case Bkrs	90%			2040	**	5	\$900	B
Wiring								
Thermoplastic	100%			2044	**	1		B
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$300	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$11,500	B
Generators								
Diesel	100%			2033	**	1	\$14,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside The Building</i>								
<i>Explanation : One 100 Kw</i>								
Batteries								
Lead/Acid	100%			2018		5	\$1,400	B

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Stand-by Power								
Fuel Storage Main Tank	100%			2052	**	5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Outside</i>								
<i>Explanation : One 220 Gals</i>								
Lighting								
Interior Lighting Fluorescent	95%			2029	**	10	\$27,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2029	**	10	\$1,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting								
Emergency, Service	60%			2029	**	1		B
Exit, Service	40%			2029	**	1		B
Exterior Lighting								
HID	100%			2029	**	10	\$100	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2027	**	5	\$300	B
Alarm								
Security System								
No Component	50%							D
Generic	50%			2029	**	1	\$7,000	B
Fire/Smoke Detection								
No Component	50%							D
Generic	50%			2029	**	1-3	\$11,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Strobe Lights, Smoke Detector, Alarm Bells, Horn And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	20%			2044	**	1		B
Natural Gas	80%			2044	**	1		B

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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING
Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	80%			2029	* *	1	\$12,600	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units, 2 Heating Ventilating Units Serving The Kitchens.</i>								
Radiant Heater	20%			2024	\$26,500	2	\$3,000	B
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Hallways</i>								
<i>Explanation : 11 Electric Radiants</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$1,900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Roof Top Package Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,700	B
Exhaust Fans								
Roof	100%			2029	* *	2	\$1,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		B
Water Heater								
Gas Fired	100%			2022	\$7,000	2	\$500	B
Sanitary Piping								
Cast Iron	100%	0-2	\$3,300	LIFE	* *	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Kitchen, Sluggish Grease Trap</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2029	* *	1	\$2,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Domestic Water Backflow Preventer Out For Repair</i>								
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-2</i>								
<i>Explanation : One Unit. Presently Out Of Service. Work Order In To Remedy Defect</i>								

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

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

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

**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER MAIN BUILDING**

Asset # : 1947

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression	Sprinkler								
	Generic	100%			2044	* *	1-2	\$8,900	B
Chemical System									
	Generic	100%			2022	\$24,800	1-3	\$55,000	B

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

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

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : CROSSROADS SHELTER OMEGA COTTAGE
Address : 1250 E. 229TH ST.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HRA0049.020 / 30 **Yr Built/Renovated** : 1965 / 2012
Area Sq Ft : 4,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 07-Feb-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4905 **Lot** : 2 **BIN** : 2097408

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Electrical		\$39,300
Total		\$39,300
Priority B		\$39,300
Total		\$39,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$25,300			
Interior Architecture		\$700	\$300	
Electrical	\$300	\$300	\$300	\$300
Mechanical	\$1,100	\$400	\$2,300	\$400
Total	\$26,700	\$1,400	\$2,900	\$600
Priority A	\$25,300			
Priority B	\$1,300	\$700	\$2,600	\$600
Priority C		\$700	\$300	
Total	\$26,700	\$1,400	\$2,900	\$600



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

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

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

ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	98%	Now	\$21,500	LIFE	**	5	\$3,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%	Now	\$3,800	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Aluminum	100%			2040	**	5	\$700	A
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$700	A
Masonry: Limestone	5%			LIFE	**	5		A
Roof								
Modified Bitumen	100%			2032	**	10	\$3,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$700	C
Ceramic Tile	5%			2033	**	5	\$300	C
Vinyl Tile	90%			2032	**	3	\$2,000	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor, 2012</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$300	C
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout First And Second Floor Bathrooms, 2012</i>								
Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	C
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Basement, 2012</i>								
Plaster	10%			LIFE	**	5	\$200	C
Ceilings								
Plaster	100%			LIFE	**	5	\$3,700	B
<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, 2012</i>								
Electrical								
System Component Type		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								

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

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ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE
Asset # : 30

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	**	5		B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : One 100 Amps Main Disconnect Switch</i>							
Raceway								
Conduit	100%			2034	**	1		B
Panelboards								
Fused Disc Sw	5%			2032	**	5		B
Molded Case Bkrs	95%			2032	**	5	\$100	B
Wiring								
Thermoplastic	100%			2034	**	1		B
Motor Controllers								
Locally Mounted	100%			2029	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	B
Lighting								
Interior Lighting								
Fluorescent	20%			2024	\$1,600	10	\$700	B
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
Fluorescent	80%			2034	**	10	\$2,900	B
Egress Lighting								
Emergency, Battery	40%			2024	\$600	10	\$400	B
Emergency, Battery	10%			2034	**	10	\$100	B
Exit, Service	50%			2024	\$300	1		B
Exterior Lighting								
HID	100%			2024	\$100	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2024	\$3,400	1	\$500	B
Fire/Smoke Detection								
Generic	100%			2024	\$39,300	1-3	\$2,500	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		B

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**ADMIN. FOR CHILDREN'S SERVICES - 068
CROSSROADS SHELTER OMEGA COTTAGE**

Asset # : 30

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2029	* *	1	\$2,000	B
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 1 Gas Fired Modular Hot Water Boiler</i>							
Distribution Hot Wtr Piping/Pump	100%			2032	* *	4	\$300	B
Terminal Devices Convactor/Radiator	100%			2029	* *	1	\$1,300	B
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		B
Conversion Equipment Split Unit	100%			2024	\$17,500			B
	<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, First And Second Floors</i>							
Distribution Ductwork/Diffusers	100%			LIFE	* *	2	\$5,200	B
Heat Rejection Remote Air Cond	100%			2024	\$22,600	2	\$2,800	B
Ventilation								
Exhaust Fans Wall Unit	100%			2024	\$5,700	2	\$100	B
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	* *	1		B
Water Heater Gas Fired	100%			2022	\$900	2	\$100	B
Sanitary Piping Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer Generic	100%			2032	* *	1	\$200	B
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Boiler Only</i>							
Fixtures Generic	100%							B
Fire Suppression								
Sprinkler No Component Generic	90%							D
	10%			2034	* *	1-2	\$100	B
	<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							

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

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : JOHN COKER DAY CARE CENTER
Address : 1375 BUSHWICK AVENUE @ DECATUR ST.
Borough : BROOKLYN **Agency's Number** : N/A
Program / Asset # : ACS0003.000 / 13413 **Yr Built/Renovated** : 1972 / 1995
Area Sq Ft : 27,100 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 09-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3433 **Lot** : 5 **BIN** : 3079655

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture	\$214,000	
Interior Architecture		\$43,800
Electrical		\$259,000
Mechanical	\$97,200	\$268,900
Total	\$311,300	\$571,800
Priority A	\$214,000	
Priority B	\$97,200	\$528,000
Priority C		\$43,800
Total	\$311,300	\$571,800

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$14,600			
Interior Architecture	\$61,600		\$3,500	\$2,900
Electrical	\$3,100	\$2,500	\$2,600	\$3,400
Mechanical	\$23,200	\$1,600	\$5,000	\$1,500
Total	\$102,600	\$4,100	\$11,100	\$7,800
Priority A	\$14,600			
Priority B	\$50,200	\$4,100	\$7,600	\$4,900
Priority C	\$37,700		\$3,500	\$2,900
Total	\$102,600	\$4,100	\$11,100	\$7,800



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$51,100	LIFE	**	5	\$17,900	A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Windows Along Decatur Street</i>								
<hr/>								
Windows								
Aluminum	100%	Now	\$7,100	2039	**	5	\$300	A
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
<hr/>								
Parapets								
Metal: Cage/Fence	95%			2036	**	5-10	\$12,800	A
Pre-Cast Concrete	5%			LIFE	**	5	\$500	A
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$162,900	2033	**			A
<i>Drains Clogged, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Roof Covered With Rubber Pads</i>								
<hr/>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$3,400	C
Ceramic Tile	5%			2026	**	5	\$1,600	C
Quarry Tile	10%			2028	**	5	\$4,700	C
Sheet Vinyl/Rubber	5%			2023		5	\$2,300	C
Vinyl Tile	75%	4+	\$18,800	2028	**	3	\$8,800	C
<i>Deflection Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Along Baseboards</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Baseboards</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$8,200	LIFE	**			C
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2026	**	5	\$2,700	C
Concrete Masonry Unit	10%			LIFE	**	5	\$2,200	C
Gypsum Board	80%	Now	\$8,600	LIFE	**	5	\$26,200	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 4 Classroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Group 4 Classroom</i>								
Ceilings								
AcousTileSusp.Lay-In	100%	Now	\$23,900	2036	**	5	\$15,600	B
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Group 7 Classroom</i>								
<i>Other Observation, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 1st Floor Lobby</i>								
<i>Explanation : Steel Structure Above Panels Is Rusting And Deteriorating</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2023	\$3,100	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2023	\$30,300	5	\$100	B
Fused Disc Sw	50%			2043	**	5	\$100	B
Raceway								
Conduit	70%			2023	\$25,700	1		B
Conduit	30%			2043	**	1		B
Panelboards								
Fused Disc Sw	10%			2039	**	5	\$100	B
Molded Case Bkrs	90%			2039	**	5	\$600	B
Wiring								
Thermoplastic	100%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$200	B

Ground

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	B
Lighting								
Interior Lighting								
Fluorescent	100%			2023	\$203,100	10	\$24,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$4,700	10	\$3,300	B
Exit, Service	50%			2023	\$1,900	1		B
Exterior Lighting								
HID	100%			2023	\$9,400	10	\$100	B
Alarm								
Security System								
Generic	100%			2028	**	1	\$10,100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Camera</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$17,200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Strobe Lights, Manual Pull Station, Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Electricity	60%			2033	**	1		B
Natural Gas	40%			2033	**	1		B
Conversion Equipment								
Furnace	40%			2023	\$12,600	1	\$5,400	B
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	60%	Now	\$13,600	2023	\$67,900	2	\$6,000	B
<i>Damaged, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Not in Service, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Electric Baseboard Radiation</i>								
Air Conditioning								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2031	**	1		B
Conversion Equipment								
Ext Pkg Unit - Cooling	10%			2031	**	2	\$200	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Newly Installed Split Unit Condensers Serving Kitchen And Pantry</i>								
Ext Pkg Unit - Heating/Cooling	90%	0-2	\$7,600	2023	\$152,400	2	\$1,200	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, 1 Of 2 Roof Top Unit Operating Unreliably, Compressors Trip Often</i>								
Terminal Devices								
Fan Coil - Cooling	10%			2031	**	1	\$900	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Kitchen Ceiling</i>								
<i>Explanation : Two Newly Installed Split Unit Fan Coils Serving Kitchen And Pantry</i>								
Fan Coil - Cool/Heat	10%			2023	\$48,600	1	\$900	B
Fan Coil - Cool/Heat	20%	0-2	\$97,200	2033	**	1	\$1,600	B
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Various Locations Throughout First Floor And Basement Classrooms. Multiple Mechanical And Electrical Defects</i>								
No Component	60%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,100	B
Exhaust Fans								
Roof	100%			2023	\$20,400	2	\$800	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
Water Heater								
Electric	100%			2021	\$4,000	4	\$200	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,100	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Clogged Grease Trap Under Kitchen Sink</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Fixtures								
Generic	100%							B
Fire Suppression								
Sprinkler								
No Component	60%							D
Generic	40%			2033	**	1-2	\$3,000	B

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

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

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

Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Address : 492 FIRST AVENUE BTWN: E.28 ST. - E.29 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : HHC0001.090 / 4372 **Yr Built/Renovated** : 1904 / 2000
Area Sq Ft : 126,000 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 17-Jun-2011 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,6,p
Block : 962 **Lot** : 100 **BIN** : 1086515

CAPITAL	FY 2016 - 2019	FY 2020 - 2025
Exterior Architecture		\$243,900
Interior Architecture	\$577,600	\$1,417,500
Electrical		\$107,600
Mechanical		\$325,700
Total	\$577,600	\$2,094,700
Priority A		\$243,900
Priority B		\$558,700
Priority C	\$577,600	\$1,292,000
Total	\$577,600	\$2,094,700

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$19,500	\$47,100	\$13,100	
Interior Architecture	\$51,800		\$900	\$17,900
Electrical	\$10,900	\$27,600	\$12,100	\$16,300
Mechanical	\$38,200	\$76,100	\$61,100	\$62,000
Elevators/Escalators	\$29,600	\$29,600	\$29,600	\$29,600
Total	\$149,900	\$180,300	\$116,800	\$125,800
Priority A	\$19,500	\$47,100	\$13,100	
Priority B	\$78,600	\$133,200	\$102,900	\$107,900
Priority C	\$51,800		\$900	\$17,900
Total	\$149,900	\$180,300	\$116,800	\$125,800



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

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

Architecture	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$38,300	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Brick	65%			LIFE	**	5	\$63,800	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Masonry: Granite	5%			LIFE	**	5	\$3,700	A
Masonry: Limestone	5%			LIFE	**	5	\$3,700	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			2032	**	5-10	\$33,700	A
Metal Panel	10%			2042	**	5-10	\$67,500	A
Stucco Cement	5%			2035	**	5	\$12,300	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Windows								
Aluminum	95%			2038	**	5	\$26,100	A
Metal Louvers	5%			2031	**	10	\$8,600	A
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$5,100	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Cornice	10%			2050	**	10	\$2,700	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Metal Rail	5%			2027	**	5-10	\$7,600	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							
Pre-Cast Concrete	25%			LIFE	**	5	\$13,300	A
	<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>							
	<i>Location : Throughout</i>							

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
IRMA/Protected Membrane	10%	Now	\$11,200	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Section Over 6th Floor At Southeast Corner</i>								
Metal Panel	50%			2035	**	10	\$68,200	A
Modified Bitumen	20%			2027	**	10	\$14,900	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard</i>								
<i>Explanation : Roof Is Covered With Safety Squares</i>								
Modified Bitumen	20%	Now	\$8,200	2027	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 6th Floor</i>								
Interior								
Floors								
Carpet	1%			2021	\$21,700	3	\$2,700	C
Cast in Place Concrete	5%	0-2	\$8,800	LIFE	**	5	\$19,600	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2031	**	5	\$9,000	C
Granite Panels	5%	0-2	\$7,200	LIFE	**	5	\$6,700	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	4%	0-2	\$20,200	2027	**	5	\$5,400	C
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	80%	Now	\$577,600	2022	\$1,155,200	3	\$53,800	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Substrate</i>								
Interior Walls								
Concrete Masonry Unit	5%	2-4	\$11,100	LIFE	**	5	\$4,200	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Glass: Single Pane	5%			LIFE	**	5	\$7,900	C
Gypsum Board	75%			LIFE	**	5	\$94,700	C
Masonry: Brick	10%			LIFE	**			C
Wood	5%			LIFE	**	5	\$42,100	C

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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S

Asset # : 4372

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

Interior

Ceilings

AcousTileSusp.Lay-In	70%			2035	**	5	\$125,400	B
Exposed Struc: Steel	10%			LIFE	**			B
Gypsum Board	15%			LIFE	**	5	\$33,600	B
Masonry: Infill Arch	5%			LIFE	**			B

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$500	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Electrical Services Rated @ 4000 Amps And 3000 Amps

Switchgear / Switchboard

Fused Disc Sw	100%			2048	**	5	\$500	B
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Raceway

Conduit	100%			2048	**	1		B
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Panelboards

Fused Disc Sw	10%			2044	**	5	\$300	B
Molded Case Bkrs	90%			2044	**	5	\$3,000	B

Wiring

Thermoplastic	100%			2048	**	1		B
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Motor Controllers

Locally Mounted	100%			2039	**	5	\$800	B
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Ground

Grounding Devices

Not Accessible	100%							D
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Stand-by Power

Transfer Switches

Automatic	100%			2039	**	1	\$38,800	B
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Generators

Diesel	100%			2035	**	1	\$48,800	B
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Penthouse

Explanation : 500 Kva Onan Diesel Generator

Batteries

Nickel Cadmium	100%			2017		5	\$28,100	B
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ADMIN. FOR CHILDREN'S SERVICES - 068
NEW ACS CHILDREN'S CENTER BELLEVUE HOSPITAL BLDG R-S
Asset # : 4372

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Fuel Storage								
Day Tank	30%			2044	**	5	\$6,700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 100 Gallons</i>								
Main Tank	70%			2057	**	5	\$2,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$107,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And T-12 Lamps</i>								
HID	2%			2030	**	10	\$100	B
Egress Lighting								
Exit, Service	100%			2030	**	1		B
Exterior Lighting								
HID	100%			2027	**	10	\$400	B
Lightning Protection								
Arresters/Cabling								
Generic	100%			2057	**	5	\$800	B
Alarm								
Fire/Smoke Detection								
No Component	70%							D
Generic	30%			2030	**	1-3	\$23,300	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Utility Steam	100%			2042	**	1		B
Conversion Equipment								
Heat Exchanger	90%			2031	**	1	\$53,300	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	10%			2031	**	5	\$700	B
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$5,900	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Terminal Devices								
Air Handler	30%			2027	**	1	\$22,200	B
Convactor/Radiator	10%			2035	**	1	\$3,900	B
Fan Coil Unit/Heat	60%			2027	**	1	\$23,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		B
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2031	**	1	\$129,600	B
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Chiller</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Multi Stack Chillers</i>					
Distribution								
Chilled Wtr Pipe/Pump	100%			2042	**	4	\$5,900	B
Terminal Devices								
Air Handler/Cool/Ht	30%			2027	**	1	\$22,200	B
Fan Coil - Cool/Heat	70%			2027	**	1	\$27,100	B
Heat Rejection								
Water Cool Tower	100%			2023	\$325,700	2	\$120,500	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cooling Tower</i>					
			<i>Explanation : Condenser Water Filtration System Is Needed</i>					
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$66,800	B
Exhaust Fans								
Interior	90%			2027	**	2	\$3,300	B
Roof	10%			2027	**	2	\$400	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		B
HW Heat Exchanger								
Low Temp	100%			2042	**	4	\$11,800	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2027	**	4	\$1,600	B
Sewage Ejector(s)								
Electric	100%			2027	**	4	\$1,600	B
Backflow Preventer								
Generic	100%			2030	**	1	\$7,300	B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Plumbing								
Fixtures								
Generic	100%							B
	<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Toilet Rooms</i>							
Vertical Transport								
Elevators								
Geared Traction	80%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B-6</i>							
	<i>Explanation : 4 Passenger Units</i>							
Hydraulic	20%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 20%</i>							
	<i>Location : B-1st Floor</i>							
	<i>Explanation : 1 Freight</i>							
Fire Suppression								
Standpipe								
Generic	100%			2042	**	1-5	\$60,400	B
Sprinkler								
Generic	100%			2042	**	1-2	\$33,500	B
Fire Pump								
Generic	100%			2031	**	1	\$22,400	B

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Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : RICHMOND EARLY LEARNING CENTER
Address : 159 BROADWAY @ HENDERSON AVE.
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : ACS0004.000 / 13414 **Yr Built/Renovated** : 1973 / 2009
Area Sq Ft : 6,500 **Project Type** : CHILDREN'S SERVICES
Date of Survey : 07-Jul-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 174 **Lot** : 6 **BIN** : 5004830

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Electrical			\$2,500
Mechanical			\$41,900
Total			\$44,400
Priority B			\$44,400
Total			\$44,400

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$21,700	\$4,500		
Interior Architecture	\$4,400		\$6,100	\$500
Electrical	\$200	\$100	\$100	\$100
Mechanical	\$14,900	\$8,600	\$5,700	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$45,300	\$17,100	\$15,900	\$8,800
Priority A	\$21,700	\$4,500		
Priority B	\$19,100	\$12,700	\$14,800	\$8,300
Priority C	\$4,400		\$1,100	\$500
Total	\$45,300	\$17,100	\$15,900	\$8,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	3%			LIFE	**	5	\$1,400	A
Concrete Masonry Unit	30%	Now	\$2,600	LIFE	**	5	\$800	A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	67%	Now	\$8,700	LIFE	**	5	\$3,000	A
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2047	**	5	\$1,100	A
Parapets								
Metal: Cage/Fence	100%			2042	**	5-10	\$9,400	A
Roof								
Modified Bitumen	100%	Now	\$9,700	2033	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	C
Ceramic Tile	5%			2034	**	5	\$500	C
Vinyl Tile	90%			2030	**	3	\$3,400	C
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$400	C
Concrete Masonry Unit	10%			LIFE	**	5	\$700	C
Gypsum Board	85%	Now	\$3,000	LIFE	**	5	\$4,500	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2038	**	5	\$10,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	100%			2025	\$30,300	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 400 Amperes And 6- 200 Amperes Main Service Switches</i>								
Raceway								
Conduit	30%			2025	\$2,900	1		B
Conduit	70%			2045	**	1		B

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2041	**	5		B
Molded Case Bkrs	10%			2024	\$1,700	5		B
Molded Case Bkrs	85%			2041	**	5	\$100	B
Wiring								
Thermoplastic	90%			2045	**	1		B
Thermoplastic	10%			2025	\$1,000	1		B
Motor Controllers								
Locally Mounted	100%			2038	**	5		B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Lighting								
Interior Lighting								
Fluorescent	5%			2030	**	10	\$300	B
				<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Lobby</i>				
Fluorescent	90%			2030	**	10	\$5,500	B
				<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	5%			2025	\$2,500	10	\$300	B
				<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Ramp</i>				
Egress Lighting								
Emergency, Battery	50%			2030	**	10	\$800	B
Exit, Service	50%			2030	**	1		B
Exterior Lighting								
HID	100%			2030	**	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	**	1	\$700	B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Hallways And Outside</i>				
				<i>Explanation : Intrusion Alarm And C C T V Camera</i>				
Fire/Smoke Detection								
Generic, Digital	100%			2030	**			B
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Strobe Light, Manual Pull Stations, Smoke Detector And Alarm Bells</i>				

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	30%			2045	**	1		B
Natural Gas	70%			2045	**	1		B
Conversion Equipment								
Furnace	50%	Now	\$400	2030	**	1	\$1,500	B
<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof, Unit Serving The Upper Floor Operates Unreliably</i>								
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Radiant Heater	25%			2030	**	2	\$800	B
Radiant Heater	25%	Now	\$1,400	2025	\$7,000	2	\$600	B
<i>Damaged, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Defective Heating Element</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		B
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2025	\$41,900	2	\$400	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	10%	Now	\$5,500	LIFE	**	2-5	\$400	B
<i>Inadequate Supply, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Kitchen</i>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$5,300	B
Exhaust Fans								
Roof	100%			2030	**	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$1,000	2045	**	1		B
<i>Damaged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Hair-line Reported On Main, Water Main Shut-off Valve Appears To Be Leaking</i>								
Water Heater								
Electric	100%			2023	\$1,000	4		B
Sanitary Piping								
Cast Iron	5%	Now	\$700	LIFE	**	1		B
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Kitchen, Discharge Line From Grease Trap Tends To Become Clogged Due To Poor Pitching Of Line, Client Fears This Issue Could Become A Health Hazard</i>								
Cast Iron	95%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sewage Ejector(s)								
Electric	100%			2030	* *	4	\$1,600	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2045	* *	1-2	\$1,900	B
Chemical System								
Generic	100%			2023	\$24,800	1-3	\$50,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Kitchen</i>						
		<i>Explanation : The System's Yearly Inspection Is Past Due</i>						

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Print Date : 09-Sep-2014

ADMIN. FOR CHILDREN'S SERVICES - FY 2015

Asset Name : **STRONG PLACE DAY CARE CENTER ALONZO DAUGHTRY DAY CARE CENTER**
 Address : **333 SECOND STREET BTWN: 4 AVE., 5 AVE.**
 Borough : **BROOKLYN** Agency's Number : **N/A**
 Program / Asset # : **ACS0002.000 / 13412** Yr Built/Renovated : **2000 /**
 Area Sq Ft : **11,200** Project Type : **CHILDREN'S SERVICES**
 Date of Survey : **08-Jul-2014** Landmark Status : **NONE**
 Areas Surveyed : **Roof, Floors 1,2**
 Block : **969** Lot : **52** BIN : **3346912**

CAPITAL		FY 2016 - 2019	FY 2020 - 2025
Interior Architecture			\$200,300
Mechanical			\$63,000
Total			\$263,300
Priority B			\$63,000
Priority C			\$200,300
Total			\$263,300

EXPENSE	FY 2016	FY 2017	FY 2018	FY 2019
Exterior Architecture	\$78,600		\$9,900	
Interior Architecture	\$41,500		\$600	\$3,200
Electrical	\$400	\$100	\$200	\$100
Mechanical	\$12,400	\$4,800	\$5,300	\$9,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$137,000	\$8,900	\$19,900	\$16,500
Priority A	\$78,600		\$9,900	
Priority B	\$20,100	\$8,900	\$9,400	\$13,300
Priority C	\$38,300		\$600	\$3,200
Total	\$137,000	\$8,900	\$19,900	\$16,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$32,400	LIFE	**	5	\$18,200	A
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Facade Joints Eroding</i>								
<i>Graffiti, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Street Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Window Sills</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,500	A
Pre-Cast Concrete	5%			LIFE	**	5	\$6,600	A
Windows								
Aluminum	100%			2041	**	5	\$2,900	A
Parapets								
Concrete Masonry Unit	85%			LIFE	**	5-10	\$19,500	A
Metal Panel	12%			2045	**	5	\$1,900	A
Metal: Cage/Fence	3%			2038	**	5-10	\$1,000	A
Roof								
Metal Panel	25%			2038	**	10	\$9,300	A
Modified Bitumen	75%	Now	\$25,300	2030	**			A
<i>Blisters, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooftop Hvac Units</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor, Over Rooms 203 And 206</i>								
Interior								
Floors								
Ceramic Tile	5%			2034	**	5	\$800	C
Quarry Tile	5%			2038	**	5	\$1,200	C
Sheet Vinyl/Rubber	25%	Now	\$5,700	2025	\$114,800	5	\$3,100	C
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Public Corridors</i>								
Vinyl Tile	65%	2-4	\$4,300	2025	\$85,500	3	\$4,000	C
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Interior

Interior Walls

Ceramic Tile	10%			2034	**	5	\$3,000	C
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	C
Gypsum Board	85%			LIFE	**	5-10	\$42,800	C

Ceilings

AcousTileSusp.Lay-In	73%	Now	\$1,800	2038	**	5	\$6,000	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 203 And 206</i>								
Exposed Struc: Steel	2%			LIFE	**	10	\$700	B
Gypsum Board	25%	0-2	\$800	LIFE	**	5	\$5,100	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Stair</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2045	**	5		B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2045	**	5		B
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Raceway

Conduit	100%			2045	**	1		B
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Panelboards

Fused Disc Sw	2%			2041	**	5		B
Molded Case Bkrs	98%			2041	**	5	\$300	B

Wiring

Thermoplastic	100%			2045	**	1		B
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Motor Controllers

Locally Mounted	100%			2038	**	5	\$100	B
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								

Lighting

Interior Lighting

Fluorescent	100%			2030	**	10	\$10,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting Exit, LED	100%			2053	* *	1		B
Exterior Lighting HID	100%			2025	\$3,900	10		B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2030	* *	1	\$1,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
No Component	70%							D
Generic, Analog	30%			2030	* *			B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2045	* *	1		B
Conversion Equipment								
Furnace	80%			2025	\$10,400	1	\$4,400	B
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 External Package Units</i>								
Not Accessible	20%							D
Distribution								
Hot Wtr Piping/Pump	20%			2033	* *	4	\$200	B
No Component	80%							D
Terminal Devices								
Convactor/Radiator	20%			2030	* *	1	\$700	B
No Component	80%							D
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		B
Conversion Equipment								
Reciprocating Compr/Chiller	10%			2025	\$3,600	1	\$500	B
Ext Pkg Unit - Heating/Cooling	90%			2025	\$63,000	2	\$600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 6 Package Units, R-22</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Direct Expansion	10%			2025	\$3,300	1		B
No Component	90%							D
Heat Rejection								
Remote Air Cond	10%			2025	\$6,300	2	\$800	B
No Component	90%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,900	B
Exhaust Fans								
Roof	100%			2025	\$8,400	2	\$300	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		B
Water Heater								
Gas Fired	100%			2023	\$2,500	2	\$200	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2025	\$1,000	1	\$700	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	95%							D
Generic	5%			2035	* *	1-2	\$200	B
Chemical System								
Generic	100%			2020	\$24,800	1-3	\$55,000	B

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