

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : 100 GOLD STREET OFFICE BUILDING  
**Address** : 100 GOLD STREET @ FRANKFORT ST  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 / 2015  
**Area Sq Ft** : 731,670 **Project Type** : REAL PROPERTY  
**Date of Survey** : 14-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,7,10,Ph  
**Block** : 94 **Lot** : 25 **BIN** : 1001289

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$786,100	\$2,939,500
Interior Architecture	\$2,579,500	\$1,549,900
Electrical		\$14,998,300
Mechanical	\$381,300	\$19,563,200
<b>Total</b>	<b>\$3,747,000</b>	<b>\$39,050,900</b>
Importance Code A	\$786,100	\$3,428,400
Importance Code B	\$1,818,800	\$34,892,500
Importance Code C	\$1,142,100	\$730,000
<b>Total</b>	<b>\$3,747,000</b>	<b>\$39,050,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$3,400		\$15,500	
Interior Architecture	\$23,500		\$188,900	\$92,800
Electrical	\$139,000	\$100,200	\$145,300	\$120,200
Mechanical	\$520,500	\$306,700	\$596,300	\$296,800
Site Enclosure	\$1,000			
Site Pavements	\$21,300			
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$797,500</b>	<b>\$495,800</b>	<b>\$1,034,900</b>	<b>\$598,500</b>
Importance Code A	\$67,700	\$64,300	\$79,800	\$64,300
Importance Code B	\$688,900	\$431,500	\$955,100	\$522,500
Importance Code C	\$41,000			\$11,800
<b>Total</b>	<b>\$797,500</b>	<b>\$495,800</b>	<b>\$1,034,900</b>	<b>\$598,500</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.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	30%	Now	\$177,400	LIFE	**	5	\$743,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Concrete Masonry Unit	5%	0-2	\$54,000	LIFE	**	5	\$15,500	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Metal Coiling Doors	2%			2043	**	5	\$31,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$161,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Window Wall	58%	Now	\$292,400	2050	**	5	\$538,800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South East Side 8th And 9th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South East Side 8th And 9th Floor</i>								
Windows								
Glass Block	2%			LIFE	**	5	\$6,800	
Metal Louvers	10%	0-2	\$42,900	2039	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Ground Level North Side</i>								
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ground Level North Side</i>								
No Component	88%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location :</i>								
<i>Explanation : Glass Facade Is Fixed. There Are No Operable Windows.</i>								
Parapets								
Cast in Place Concrete	10%			LIFE	**	5	\$145,600	
Metal Rail	90%			2035	**	5-10	\$1,146,900	
Roof								
Cast in Place Concrete	10%			LIFE	**	10	\$66,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter Roof Over 9th Floor</i>								
IRMA/Protected Membrane	90%			2038	**	10	\$357,400	
<i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>								
<i>Location : Throughout</i>								
<i>Paver Block Ballast, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above 9th Floor</i>								
Soffits								
Cement-Fiber Panel	100%			2035	**	10		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%			2029	\$5,102,600	3	\$566,800	
Cast in Place Concrete	10%	Now	\$237,600	LIFE	**	5	\$236,200	
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout 10th Floor And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Mechanical Floor Into 9th Floor</i>								
Ceramic Tile	5%			2039	**	5	\$54,000	
Terrazzo	10%			LIFE	**	5	\$168,700	
Vinyl Tile	40%	Now	\$388,400	2035	**	3	\$162,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout Basement Corridor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout 7th Floor And Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 7th Floor And Basement Corridor</i>								
Interior Walls								
Ceramic Tile	2%			2039	**	5	\$23,500	
Concrete Masonry Unit	20%			LIFE	**	5	\$188,400	
Gypsum Board	70%			LIFE	**	5-10	\$1,401,100	
Travertine Panels	5%			LIFE	**	10	\$23,500	
Wood	3%			LIFE	**	5	\$282,600	
Ceilings								
AcousTileSusp.Lay-In	50%			2043	**	5	\$539,800	
AcousTileSusp.Lay-In	30%			2043	**	5	\$323,900	
Exposed Concrete	15%			LIFE	**	5-10	\$202,400	
Gypsum Board	5%			LIFE	**	5-10	\$185,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$1,000	2065	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Loading Dock On North Side</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$2,100	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$15,300	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And West Side</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2030	\$488,900	5	\$3,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three Main Service Switches Rated At 5,000 Amperes Each.</i>								
<hr/>								
Transformers								
Dry Type	100%			2035	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Boiler Room</i>								
<i>Explanation : 150 Kilovolt-amperes, 75 Kilovolt-amperes And 15 Kilovolt-amperes</i>								
<hr/>								
Switchgear / Switchboard								
Air Circuit Breaker	5%			2040	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Power Circuit Breakers</i>								
<hr/>								
Fused Disc Sw	90%			2030	\$1,023,600	5	\$2,800	
Molded Case Bkrs	5%			2040	**	5	\$1,000	
<hr/>								
Raceway								
Conduit	40%			2040	**	1		
Conduit	10%			2050	**	1		
Conduit	50%			2030	\$666,900	1		
<hr/>								
Panelboards								
Fused Disc Sw	10%			2038	**	5	\$1,700	
Fused Disc Sw	10%			2029	\$104,400	5	\$1,700	
Molded Case Bkrs	30%			2038	**	5	\$5,800	
Molded Case Bkrs	40%			2029	\$417,400	5	\$7,700	
Molded Case Bkrs	10%			2046	**	5	\$1,900	
<hr/>								
Wiring								
Thermoplastic	40%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Thermoplastic	50%			2030	\$1,030,600	1		
<hr/>								
Motor Controllers								
Locally Mounted	5%			2028	\$1,600	5	\$200	
Motor Control Center	15%			2028	\$198,000	5	\$3,000	
Motor Control Center	65%			2043	**	5	\$13,000	
Variable Frequency Drive	15%			2043	**			
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$21,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<hr/>								
Stand-by Power								
Transfer Switches								
Automatic	100%			2043	**	1	\$225,100	

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**Asset # : 13453**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2033	**	1	\$283,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 1,750 Kilowatt Diesel Generators</i>								
<b>Batteries</b>								
Lead/Acid	100%			2024	\$1,600	5	\$27,100	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2038	**	5	\$66,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallons Rated Capacity</i>								
<b>Main Tank</b>								
	50%			2045	**	5	\$10,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 1,200 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	28%			2030	\$1,217,200	10	\$185,200	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Fluorescent</b>								
	2%			2030	\$86,900	10	\$13,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<b>Fluorescent</b>								
	70%			2038	**	10	\$463,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
<b>Emergency, Battery</b>								
	20%			2030	\$205,800	10	\$34,800	
<b>Exit, LED</b>								
	10%			2045	**	1		
<b>Exit, Service</b>								
	40%			2030	\$101,700	1		
<b>Exit, Service</b>								
	30%			2025	\$76,300	1		
<b>Exterior Lighting</b>								
<b>HID</b>								
	20%			2038	**	10	\$400	
<i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Entrance</i>								
<b>Incandescent</b>								
	80%			2038	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ground Floor Entrance</i>								
<i>Explanation : Soffit Mounted Fixtures</i>								

Alarm

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2030

\$702,500

1

\$82,000

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

## Fire/Smoke Detection

Generic, Digital

100%

2030

\$8,016,400

1-3

\$464,500

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

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2050

\* \*

1

## Conversion Equipment

Heat Exchanger, Shell &amp; Tube

10%

2039

\* \*

Steam Boiler

90%

2043

\* \*

1

\$642,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 3 Boilers*

## Distribution

Hot Wtr Piping/Pump

30%

2038

\* \*

4

\$16,000

Steam Piping/Pump

70%

2040

\* \*

## Terminal Devices

Air Handler

25%

Now

\$50,300

2030

\$2,512,600

1

\$100,400

*Damper(s) Malfunctioning, Extent : Severe, Area Affected : 20%**Location : Penthouse*

Air Handler

35%

2030

\$3,517,600

1

\$156,100

Convactor/Radiator

30%

2035

\* \*

1

\$69,900

Fan Coil Unit/Heat

10%

2030

\$1,070,400

1

\$23,300

**Air Conditioning**

## Energy Source

Electricity

100%

2046

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

95%

2033

\* \*

1

\$741,600

*R-134a Refrigerant, Extent : Light, Area Affected : 95%**Location : Penthouse*

Split Unit

5%

2030

\$762,800

*R-22 Refrigerant, Extent : Light, Area Affected : 5%**Location : Roof*

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
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**Asset # : 13453**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Air Conditioning								
Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2040	**	4	\$17,800
	Ductwork/Diffusers	50%			LIFE	**	2	\$586,600
Terminal Devices								
	Air Handler/Cool/Ht	95%	Now	\$152,300	2030	\$7,615,100	1	\$381,400
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : The Drip Pans, Penthouse</i>								
	Fan Coil - 2 Pipe	5%			2030	\$679,900	1	\$11,700
Heat Rejection								
	Dry Cooler	5%			2030	\$194,300	2	\$25,100
	Water Cooling Tower	95%			2031	**	2	\$689,700
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$636,900
Exhaust Fans								
	Interior	90%			2030	\$2,288,500	2	\$19,900
	Roof	10%			2030	\$118,700	2	\$2,200
Plumbing								
H/C Water Piping								
	Brass/Copper	30%			2040	**	1	
	Galvanized Steel	70%			2035	**	1	
Water Heater								
	Gas Fired	100%			2028	\$435,900	2	\$10,500
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2035	**	4	\$15,500
Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$29,100
Backflow Preventer								
	Generic	100%			2035	**	1	\$44,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor</i>								
<i>Explanation : Nine Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2040	**	1-5	\$363,700
Sprinkler								
	Generic	100%			2040	**	1-2	\$202,100

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	
Fire Suppression	Fire Pump							
	Generic	100%			2033	**	1	\$134,700

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : 253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.  
**Address** : 253-256 BROADWAY @ MURRAY ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-148  
**Program / Asset #** : DGS0035.000 / 49 **Yr Built/Renovated** : 1894 / 2014  
**Area Sq Ft** : 259,676 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-May-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,14,15,16,17  
**Block** : 134 **Lot** : 7501 **BIN** : 1082757

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$95,300	\$197,300
Interior Architecture	\$3,595,400	\$1,255,200
Electrical	\$55,000	\$1,163,800
Mechanical	\$331,300	\$6,438,400
<b>Total</b>	<b>\$4,077,000</b>	<b>\$9,054,800</b>
Importance Code A	\$95,300	\$197,300
Importance Code B	\$2,792,700	\$8,610,600
Importance Code C	\$1,189,000	\$246,900
<b>Total</b>	<b>\$4,077,000</b>	<b>\$9,054,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$54,600			\$86,800
Interior Architecture		\$41,300	\$17,000	\$31,600
Electrical	\$28,700	\$10,700	\$6,300	\$32,100
Mechanical	\$69,800	\$24,900	\$53,500	\$23,400
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
<b>Total</b>	<b>\$227,200</b>	<b>\$151,000</b>	<b>\$150,800</b>	<b>\$247,900</b>
Importance Code A	\$54,600	\$7,700		\$87,400
Importance Code B	\$172,600	\$143,300	\$150,800	\$160,600
<b>Total</b>	<b>\$227,200</b>	<b>\$151,000</b>	<b>\$150,800</b>	<b>\$247,900</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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Copper/Terne	5%			2049	**	10	\$29,800		
Masonry: Brick	30%			LIFE	**	5	\$76,400		
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
Masonry: Granite	30%			LIFE	**	5	\$57,300		
Masonry: Limestone	15%			LIFE	**	5	\$28,600		
Metal Panel	5%			2039	**	5-10	\$87,500		
Marble Panels	5%			LIFE	**	5	\$9,500		
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>									
<i>Location : Columns At Corner</i>									
Stucco Cement	5%			2034	**	5	\$31,800		
Window Wall	5%			2049	**	5	\$47,700		
<b>Windows</b>									
Aluminum	87%			2051	**	5	\$63,600		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
Glass Block	10%			LIFE	**	5	\$4,600		
Metal Louvers	3%			2038	**	10	\$13,700		
<b>Parapets</b>									
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,800		
Copper/Terne	20%			2049	**	5	\$8,500		
Masonry: Brick	52%			LIFE	**	5	\$4,600		
Metal Rail	15%	Now	\$12,200	2034	**	5	\$9,400		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Fourteenth Floor Roof</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Fourteenth Floor Roof</i>									
Slate	3%	Now	\$6,900	LIFE	**	5	\$300		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Coping</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Coping</i>									
<b>Roof</b>									
Copper/Terne	10%			2044	**	10	\$16,100		
Metal Panel	5%	Now	\$41,800	2049	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Roof Appurtenances</i>									
Modified Bitumen	83%			2034	**	10	\$53,500		
Skylight, Metal/Glass	2%			2049	**	10	\$4,300		
<b>Soffits</b>									
Cast in Place Concrete	5%	Now	\$3,800	LIFE	**	5	\$600		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Underside Of Roof Appurtenance</i>									
Stucco Cement	95%			2034	**	5	\$5,600		

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2025	\$856,000	3	\$87,500	
Cast in Place Concrete	10%	Now	\$93,000	LIFE	**	5	\$85,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i> <i>Location : Basement And Sub-basement</i>								
Ceramic Tile	5%			2038	**	5	\$19,400	
Mosaic Tile	5%			2034	**	5	\$48,600	
Terrazzo	10%			LIFE	**	5	\$30,400	
Vinyl Tile	15%	Now	\$570,200	2039	**	3	\$21,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Vinyl Tile	25%			2034	**	3	\$36,400	
Vinyl Tile 9" X 9"	15%			2029	\$738,700	3	\$21,900	
<b>Interior Walls</b>								
Gypsum Board	25%			LIFE	**	5	\$112,200	
Masonry: Brick	10%	Now	\$671,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement And Sub-basement</i> <i>Spalling, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement And Sub-basement</i> <i>Water Penetration, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement And Sub-basement</i>								
Marble Panels	5%			LIFE	**			
Plaster	15%	Now	\$517,900	LIFE	**	5	\$33,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Plaster	45%			LIFE	**	5	\$101,000	
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2034	**	5	\$72,900	
AcousTileSusp.Lay-In	20%			2046	**	5	\$77,700	
Exposed Concrete	5%			LIFE	**	5	\$3,000	
Masonry:Vault Struct	15%	Now	\$1,227,800	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Basement And Sub-basement</i> <i>Water Penetration, Extent : Severe, Area Affected : 25%</i> <i>Location : Basement And Sub-basement</i> <i>Other Observation, Extent : Severe, Area Affected : 50%</i> <i>Location : Basement And Sub-basement</i> <i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$440,100	LIFE	**	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>								
Plaster	30%			LIFE	**	5	\$72,900	
<b>Site Enclosure</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

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

Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 100%</i>								
<i>Location : Metal Rail</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			

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

Under 600 Volts								
Service Equipment								
Fused Knife Sw	50%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Main Service Switch Rated At 4,000 Amperes In Building 253</i>								
Fused Knife Sw	50%			2039	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Main Service Switch Rated At 5,000 Amperes In Building 253</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$1,100	
Raceway								
Conduit	100%			2059	**	1		
Panelboards								
Fused Disc Sw	20%			2037	**	5	\$1,200	
Fused Toggle Switch	10%	0-2	\$55,000	2054	**	5	\$300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	70%			2037	**	5	\$4,800	
Wiring								
Braided Cloth	2%	2-4	\$22,400	2054	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	98%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$1,700	

Ground

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : In Building 253</i>								
Generic	50%			LIFE	**	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : In Building 256</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2029	\$1,020,900	10	\$142,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2034	**	10	\$23,800	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Under Construction	30%							
Egress Lighting								
Emergency, Battery	30%			2037	**	10	\$18,800	
Exit, LED	10%			2064	**	1		
Exit, Battery	30%			2037	**	10	\$5,300	
Under Construction	30%							
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2034	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$48,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i>								

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

Heating

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%	Now	\$2,000	2039	**	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Valve In Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Murray Street</i>								
<i>Explanation : From Con Edison</i>								
<hr/>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$15,400	
<hr/>								
<b>Distribution</b>								
Steam Piping/Pump	100%	Now	\$61,900	2029	\$1,237,100			
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<hr/>								
<b>Terminal Devices</b>								
Convactor/Radiator	70%			2027	\$1,048,400	1	\$58,700	
Under Construction	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>								
<i>Explanation : Under Construction</i>								
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
<hr/>								
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	20%			2027	\$2,092,100	2	\$3,200	
Window/Wall Unit	20%			2024	\$116,600	1		
No Component	30%							
Under Construction	30%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>								
<i>Explanation : Under Construction</i>								
<hr/>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	30%			2039	**	4	\$3,800	
CW & CHW Wtr Pipe/Pump	10%			2049	**	4	\$1,900	
No Component	60%							
<hr/>								
<b>Terminal Devices</b>								
No Component	70%							
Under Construction	30%							
<hr/>								
<b>Heat Rejection</b>								
Water Cooling Tower	30%			2027	\$223,000	2	\$78,400	
No Component	70%							
<hr/>								
<b>Ventilation</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	70%			LIFE	**	2-5	\$101,400	
Under Construction	30%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Sub-basement Second Eleven Twelve Thirteen Floors</i>						
		<i>Explanation : Under Construction</i>						
Exhaust Fans								
Interior	98%	Now	\$97,500	2029	\$975,400	2	\$6,200	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Toilet Exhaust Fans</i>						
Roof	2%			2034	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%	Now	\$12,300	2027	\$245,500	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement</i>						
HW Heat Exchanger								
Steam Fired	100%			2029	\$445,500	4	\$38,500	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Building 256</i>						
		<i>Explanation : Under Construction</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	50%			2029	\$21,300	4	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Building 253</i>						
Non-Submersible	50%			2024	\$21,300	4	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Building 256</i>						
Backflow Preventer								
Generic	100%			2029	\$71,100	1	\$15,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gear Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor</i>						
		<i>Explanation : Five Units</i>						
Fire Suppression								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2039	* *	1-5	\$135,800
	Sprinkler							
	No Component	50%						
	Generic	50%			2049	* *	1-2	\$36,400
				<i>Other Observation, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Sub-basement, Basement, 1st Floor</i>				
				<i>Explanation : Part Of The Building Only</i>				
Fire Pump	No Component	50%						
	Generic	50%			2042	* *	1	\$24,300
				<i>Other Observation, Extent : Light, Area Affected : 50%</i>				
				<i>Location : 256 Sub-basement</i>				
				<i>Explanation : Serves Both Buildings</i>				

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : 345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT  
**Address** : 345 ADAMS STREET BTWN: WILLOUGHBY ST - JOHNSON ST  
**Borough** : BROOKLYN **Agency's Number** : 312-326  
**Program / Asset #** : DGS0034.000 / 2043 **Yr Built/Renovated** : 1919 / 2002  
**Area Sq Ft** : 320,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,5,9,12,Ph  
**Block** : 140 **Lot** : 123 **BIN** : 3000263

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,675,500	\$734,500
Interior Architecture	\$6,799,500	\$29,687,500
Electrical	\$507,100	\$1,839,500
Mechanical	\$1,022,900	\$7,350,500
<b>Total</b>	<b>\$10,005,100</b>	<b>\$39,611,900</b>
Importance Code A	\$2,229,600	\$790,000
Importance Code B	\$7,597,000	\$38,784,500
Importance Code C	\$178,500	\$37,400
<b>Total</b>	<b>\$10,005,100</b>	<b>\$39,611,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$37,200		\$8,800	
Interior Architecture	\$918,000			\$940,800
Electrical	\$36,500	\$25,800	\$33,000	\$41,900
Mechanical	\$168,600	\$127,800	\$194,300	\$111,700
Site Pavements	\$11,800			
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
<b>Total</b>	<b>\$1,278,700</b>	<b>\$260,200</b>	<b>\$342,800</b>	<b>\$1,201,000</b>
Importance Code A	\$38,800	\$30,100	\$38,900	\$30,100
Importance Code B	\$1,203,100	\$230,100	\$303,900	\$1,170,900
Importance Code C	\$36,800			
<b>Total</b>	<b>\$1,278,700</b>	<b>\$260,200</b>	<b>\$342,800</b>	<b>\$1,201,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$276,200	
Masonry: Brick	78%	Now	\$440,000	LIFE	**	5	\$275,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Below 4th Floor Window On West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 8th And 9th Floors West Side And Throughout</i>								
Masonry: Limestone	10%	Now	\$226,800	LIFE	**	5	\$26,500	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Southeast And Southwest Corners</i>								
Metal Panel	2%			2050	**	5-10	\$48,600	
Granite Panels	2%	Now	\$39,700	LIFE	**	5	\$5,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along South And East Side</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Base Of Building</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Base On West Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Facade</i>								
Stucco Cement	2%			2043	**	5	\$17,700	
Window Wall	1%			2050	**	5	\$13,300	
Windows								
Aluminum	90%	Now	\$571,700	2046	**	5	\$32,200	
<i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	10%	Now	\$79,200	2038	**	5	\$44,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse Level And Ground Level Along Pearl Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Level And Ground Level Along Pearl Street</i>								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$41,500	
Masonry: Brick	75%			LIFE	**	5-10	\$50,000	
Metal Rail	10%			2035	**	5-10	\$17,600	

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**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Roof</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$7,000	
Copper/Terne	75%	0-2	\$89,300	2058	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Into Penthouse</i>								
Modified Bitumen	20%	Now	\$48,100	2030	\$240,500			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%	0-2	\$881,200	2029	\$17,624,100	3	\$1,957,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,903,400	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	3%	Now	\$267,600	2033	**	5	\$65,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE	**	5	\$130,500	
Terrazzo	2%			LIFE	**	5	\$136,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance</i>								
Vinyl Tile	43%	0-2	\$841,300	2030	\$16,826,900	3	\$701,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	10%	Now	\$1,520,900	2035	**	3	\$163,100	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**  
**Asset # : 2043**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$109,900	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Vault In Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Electrical Room And Basement</i>								
Glass: Single Pane	5%			LIFE	**	5	\$12,300	
Gypsum Board	38%			LIFE	**	5-10	\$106,100	
Masonry: Brick	10%			LIFE	**	10	\$4,900	
Marble Panels	2%			LIFE	**	10	\$1,300	
Plaster	35%	Now	\$24,400	LIFE	**	5	\$17,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 8th And 9th Floor And At Various Offices On Other Floors</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$930,700	2028	\$9,307,300	5	\$679,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 9th Floor Above Hung Ceiling</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse And Throughout</i>								
AcousTileSusp.Lay-In	40%	Now	\$744,600	2043	**	5	\$870,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse 9th Floor And Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Penthouse 9th Floor And Various Locations Throughout</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Penthouse 9th Floor And Various Locations Throughout</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$271,900	
Plaster	25%	Now	\$755,100	LIFE	**	5	\$679,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stairs At Penthouse</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stairs At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs At Penthouse</i>								
Plaster	5%			LIFE	**	5-10	\$373,900	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$11,800	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	75%			2050	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 4,000 Ampere Units And One 2,000 Ampere Unit</i>								
Fused Disc Sw	25%			2030	\$55,600	5	\$300	
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Sizes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2050	**	5	\$8,400	
<b>Raceway</b>								
Conduit	80%			2030	\$533,600	1		
Conduit	20%			2050	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	20%			2038	**	5	\$1,700	
Molded Case Bkrs	80%			2046	**	5	\$6,700	
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$309,200	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2040	**	1		
Thermoplastic	40%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2043	**	5	\$1,500	
Motor Control Center	25%			2043	**	5	\$2,200	
Variable Frequency Drive	5%			2043	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 12th Floor Mechanical Room</i>								
<i>Explanation : Variable Frequency Drives Observed</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$10,100	LIFE	**	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%	4+	\$9,400	2050	**	1	\$88,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Transfer Switch Is New And Not Connected</i>								

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**Asset # : 2043**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%	Now	\$7,700	2039	**	1	\$111,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Pump Room Basement</i>								
<i>Explanation : One 41 Kilovolt-ampere Unit</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,600	5	\$11,900	
<b>Fuel Storage</b>								
Day Tank	50%			2029	\$12,300	5	\$29,700	
Main Tank	50%			2033	**	5	\$4,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2035	**	10	\$293,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Egress Lighting</b>								
Emergency, Service	10%			2030	\$16,700	1		
Exit, LED	90%			2058	**	1		
<b>Exterior Lighting</b>								
HID	20%	Now	\$127,800	2030	\$255,700			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Perimeter</i>								
<i>Explanation : Out Of Service Because Of New Ground Floor Commercial Stores</i>								
No Component	80%							
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%	Now	\$70,100	2030	\$701,200	1-3	\$35,900	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Stays In Trouble Mode Due To Battery Failure</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vault</i>								
<i>Explanation : One 10,000 Gallon Tank</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Heat Exchanger, Plate & Frame	10%			2039	**	1	\$15,800	
Steam Boiler	90%	Now	\$554,000	2043	**	1	\$256,700	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	50%			2038	**	4	\$11,800	
Central Plant Steam Piping/Pmp	50%			2040	**	4	\$7,900	
<b>Terminal Devices</b>								
Air Handler	20%	Now	\$17,800	2025	\$891,700	1	\$35,600	
<i>Other Observation, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Compressor And Air Dryer</i>								
<i>Explanation : Pneumatic Control System</i>								
Air Handler	10%			2035	**	1	\$19,800	
Convactor/Radiator	50%			2035	**	1	\$51,700	
Fan Coil Unit/Heat	20%			2030	\$949,700	1	\$20,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2039	**	1	\$311,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Units</i>								
Exterior Pkg Unit - Cooling	5%	0-2	\$12,800	2030	\$128,400	2	\$800	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Out Of 2 Units Not Working In The Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Split Unit	5%			2035	**			
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	80%			2030	\$309,400	4	\$18,900	
No Component	20%							

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**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%	Now	\$320,000	2025	\$3,200,400	1	\$160,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor</i>								
Fan Coil - 4 Pipe	5%			2030	\$371,200	1	\$5,200	
No Component	5%							
<b>Heat Rejection</b>								
Water Cooling Tower	90%			2031	**	2	\$289,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Cooling Tower</i>								
No Component	10%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$282,500	
<b>Exhaust Fans</b>								
Interior	80%			2030	\$902,400	2	\$7,800	
Roof	20%			2025	\$105,300	2	\$2,000	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%	0-2	\$69,600	2035	**	1		
<i>Corroded, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
Electric	2%			2025	\$5,600	4	\$100	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : 12th Floor</i>								
<i>Explanation : 40 Gallon Tank</i>								
Gas Fired	98%			2028	\$189,500	2	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Tank</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2030	\$48,300	4	\$10,100	
<b>Sewage Ejector(s)</b>								
Electric	100%			2030	\$91,300	4	\$19,100	
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								

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**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**  
**Asset # : 2043**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Six Units From 1st To 12th Floor, One Unit From Basement To 13th Floor, Two Units From 1st To 6th Floor</i>								
<i>Explanation : 9 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050		**	1-5	\$161,300
Sprinkler								
No Component	95%							
Generic	5%			2040		**	1-2	\$4,500
Fire Pump								
Generic	100%			2039		**	1	\$59,800

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

Asset Name : 70 MULBERRY ST.  
 Address : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.  
 Borough : MANHATTAN Agency's Number : N/A  
 Program / Asset # : DCAS010.000 / 14539 Yr Built/Renovated : 1900 / 2015  
 Area Sq Ft : 42,000 Project Type : REAL PROPERTY  
 Date of Survey : 20-Nov-2018 Landmark Status : NONE  
 Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5  
 Block : 200 Lot : 1 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$339,100	\$36,800
Interior Architecture	\$592,300	\$133,000
Electrical	\$124,600	\$543,300
Mechanical	\$385,400	\$973,500
<b>Total</b>	<b>\$1,441,300</b>	<b>\$1,686,600</b>
Importance Code A	\$339,100	\$36,800
Importance Code B	\$868,400	\$1,649,800
Importance Code C	\$233,800	
<b>Total</b>	<b>\$1,441,300</b>	<b>\$1,686,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,200			
Interior Architecture	\$95,200		\$15,200	\$5,800
Electrical	\$31,800	\$1,200	\$1,300	\$2,000
Mechanical	\$21,600	\$5,800	\$31,700	\$5,800
Site Enclosure	\$9,900			
Site Pavements	\$5,500			
<b>Total</b>	<b>\$200,100</b>	<b>\$6,900</b>	<b>\$48,200</b>	<b>\$13,500</b>
Importance Code A	\$40,300	\$4,200	\$4,200	\$4,200
Importance Code B	\$125,500	\$2,800	\$44,100	\$6,400
Importance Code C	\$34,200			\$2,900
<b>Total</b>	<b>\$200,100</b>	<b>\$6,900</b>	<b>\$48,200</b>	<b>\$13,500</b>



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%			LIFE	**	5	\$73,700	
Masonry: Brownstone	15%	Now	\$79,200	LIFE	**	5	\$5,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : South And West Facades</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : South And West Facades</i>							
Masonry: Fieldstone	5%	Now	\$24,100	LIFE	**	5	\$2,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Foundation</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Foundation</i>							
Masonry: Limestone	5%	Now	\$6,100	LIFE	**	5	\$2,000	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Window Head Lintels</i>							
Metal Panel	5%	Now	\$6,000	2040	**	5	\$4,900	
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Exterior Fire Escapes At East Façade</i>							
	<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Exterior Fire Escapes At East And West Facades</i>							
<b>Windows</b>								
Aluminum	100%	Now	\$223,100	2046	**	5	\$12,600	
	<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5-10		
Metal Rail	5%			2035	**	5-10		
Metal Security Bars	3%			2045	**			
Pre-Cast Concrete	2%			LIFE	**	5		
Stucco Cement	5%			2043	**	5		
<b>Roof</b>								
Asphalt Shingle	50%			2033	**	10		
Modified Bitumen	35%			2035	**	10	\$100	
Skylight, Metal/Glass	10%			2050	**	10	\$100	
Skylight, Plastic	5%			2043	**	1		

**Interior**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	15%	Now	\$6,300	LIFE	**	5	\$25,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Mosaic Tile	5%			2043	**	5	\$9,500	
Quarry Tile	5%			2043	**	5	\$5,700	
Slate	5%			LIFE	**	5	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Stair</i>								
<i>Explanation : Stone Floor Finish</i>								
Vinyl Tile	15%	Now	\$10,300	2035	**	3	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Cafeteria</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Cafeteria</i>								
Vinyl Tile 9" X 9"	15%	Now	\$39,900	2025	\$133,000	3	\$4,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Classrooms Located On Floors 4 And 5</i>								
Wood	40%	Now	\$318,600	2033	**	5	\$28,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th And 5th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 4th And 5th Floors</i>								

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

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

70 MULBERRY ST.

Asset # : 14539

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$5,800	
Gypsum Board	15%			LIFE	**	5-10	\$29,600	
Masonry: Brick	10%	Now	\$95,800	LIFE	**			
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	70%	Now	\$138,000	LIFE	**	5	\$24,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Kitchen</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 4th &amp; 5th Floor</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2043	**	5	\$15,200	
Embossed Metal	45%			LIFE	**	5	\$30,800	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Gypsum Board	5%			LIFE	**	5-10	\$13,100	
Plaster	30%	Now	\$31,700	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th And 5th Floor</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th And 5th Floor</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Masonry: Brick	100%	Now	\$9,900	2040	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Rear Yard</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$300	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : By Hydrant On Mulberry Street</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Mulberry Street Side</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

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

**Site Pavements**

## On-Site Walkways

Cast in Place Concrete	65%			2035	**			
Pavers/Stone	35%	Now	\$5,200	2033	**			

*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Entry Stairs On Mulberry Street*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*

*Location : At All Entry Stairs*

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

**Under 600 Volts**

## Service Equipment

Fused Disc Sw	100%			2040	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement*

*Explanation : Two 400 Ampere Main Disconnect Switches*

## Raceway

Conduit	100%			2030	\$92,100	1		
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## Panelboards

Fused Disc Sw	10%			2029	\$9,500	5	\$100	
Molded Case Bkrs	90%			2029	\$85,400	5	\$1,000	

## Wiring

Braided Cloth	100%	4+	\$124,600	2055	**	1		
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

## Motor Controllers

Locally Mounted	100%			2028	\$31,200	5	\$300	
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**Ground**

## Grounding Devices

Generic	100%	2-4	\$10,100	LIFE	**	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Corroded*

**Lighting**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	40%			2030	\$101,200	10	\$15,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	50%			2030	\$126,600	10	\$19,300	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	10%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Stairwell</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting Emergency, Battery	50%			2030	\$30,000	10	\$5,100	
Exit, Battery	50%			2030	\$25,400	10	\$1,400	
Exterior Lighting HID	20%	Now	\$16,800	2030	\$33,600			
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Egress Stairs</i>								
No Component	80%							
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%	4+	\$4,000	2035	**	1	\$4,200	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection No Component	70%							
Generic, Digital	30%			2030	\$138,000	1-3	\$8,000	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Natural Gas	100%			2040	**	1		
Conversion Equipment Steam Boiler	100%			2035	**	1	\$41,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%	Now	\$55,200	2030	\$184,000			
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 5th Floor And Basement Return Line</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2028	\$222,800	1	\$13,600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	25%			2028	\$389,000	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 2 Units</i>						
Exterior Pkg Unit - Cooling	10%			2030	\$33,700	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Extension Roof</i>						
		<i>Explanation : 1 Unit For 2nd Floor</i>						
Split Unit	20%			2030	\$177,700			
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : 1st Floor Roof And Upper Roof</i>						
		<i>Explanation : Serves 3rd Floor And 1st Floor</i>						
Window/Wall Unit	25%			2023	\$21,700	1		
No Component	20%							
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2	\$13,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$18,500	
No Component	50%							
Exhaust Fans								
Roof	25%			2030	\$17,300	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2050	**	1		
Galvanized Steel	95%	4+	\$104,100	2035	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 95%</i>						
		<i>Location : Risers Original To Buildings</i>						
Water Heater								
Gas Fired	100%			2025	\$25,400	2	\$600	
Sanitary Piping								
Cast Iron	100%	4+	\$182,700	LIFE	**	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>						
		<i>Location : Risers Original To Buildings</i>						

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%	4+	\$43,400	LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Risers Original To Buildings</i>								
Sump Pump(s) Non-Submersible	100%	4+	\$6,300	2040	**	4	\$900	
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Fire Suppression</b>								
Chemical System No Component	99%							
Generic	1%			2025	\$300	1-3		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Kitchen Hood</i>								

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

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : ADMINISTRATION BUILDING  
**Address** : 115 CHRYSTIE STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : ACS0001.000 / 13411 **Yr Built/Renovated** : 1962 / 2001  
**Area Sq Ft** : 40,507 **Project Type** : REAL PROPERTY  
**Date of Survey** : 13-Feb-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,5  
**Block** : 423 **Lot** : 22 **BIN** : 1005645

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$43,700	\$253,900
Interior Architecture	\$171,200	\$75,300
Electrical	\$68,700	\$386,200
Mechanical		\$1,323,900
<b>Total</b>	<b>\$283,600</b>	<b>\$2,039,200</b>
Importance Code A	\$43,700	\$293,100
Importance Code B	\$239,900	\$1,670,900
Importance Code C		\$75,300
<b>Total</b>	<b>\$283,600</b>	<b>\$2,039,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$45,300			
Interior Architecture	\$35,900		\$5,100	\$6,200
Electrical	\$1,200	\$1,100	\$700	\$16,900
Mechanical	\$18,100	\$7,500	\$20,800	\$26,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$110,400</b>	<b>\$18,500</b>	<b>\$36,600</b>	<b>\$59,100</b>
Importance Code A	\$47,300	\$2,000	\$2,000	\$2,100
Importance Code B	\$52,100	\$16,500	\$30,900	\$57,000
Importance Code C	\$11,000		\$3,700	
<b>Total</b>	<b>\$110,400</b>	<b>\$18,500</b>	<b>\$36,600</b>	<b>\$59,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$34,900	
Masonry: Brick	20%	2-4	\$22,300	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Masonry: Brick Cavity	65%			LIFE	**	5	\$45,400	
Stucco Cement	5%	Now	\$5,400	2034	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Bulkhead</i>								
Windows								
Aluminum	100%	Now	\$43,700	2045	**	5	\$4,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side, Throughout</i>								
Masonry: Brick	20%			LIFE	**	5	\$900	
Masonry: Brick Cavity	40%			LIFE	**	5	\$1,800	
Metal: Cage/Fence	10%	Now	\$1,900	2034	**	5	\$1,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Balconies</i>								
Roof								
Metal, Corrugated	5%	Now	\$200	2034	**	1		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Play Area</i>								
Modified Bitumen	10%	Now	\$5,200	2029	\$25,800			
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Roof Over Second Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : Fascia Damage</i>								
Play Surface	85%	2-4	\$10,400	2029	\$208,500			
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Soffits								
Cement-Fiber Panel	100%			2034	**	10		
Interior								

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Estimates are rounded to the nearest hundred dollars.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
Ceramic Tile	5%			2038	**	5	\$2,900	
Quarry Tile	5%	4+	\$1,800	2042	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Vinyl Tile	85%	Now	\$44,400	2039	**	3	\$18,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Room 402, Basement Corridor</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2038	**	5	\$7,400	
Gypsum Board	85%	0-2	\$11,000	LIFE	**	5	\$75,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Plaster	10%			LIFE	**	5	\$4,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%	4+	\$23,100	2042	**	5	\$27,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%	0-2	\$126,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Beam In Mechanical Room</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2042	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2029	\$39,100	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2029	\$155,100	5	\$200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	95%			2029	\$87,500	1		
Conduit	5%			2055	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2028	\$4,700	5		
Molded Case Bkrs	90%			2051	**	5	\$1,000	
Molded Case Bkrs	5%			2028	\$4,700	5	\$100	
<b>Wiring</b>								
Thermoplastic	80%			2029	\$99,700	1		
Thermoplastic	20%			2055	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2027	\$31,200	5	\$300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2037	**	10	\$18,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	30%			2034	**	10	\$11,100	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
LED	20%			2037	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2034	**	10	\$4,900	
Exit, Service	50%			2034	**	1		
<b>Exterior Lighting</b>								
Incandescent	50%			2024	\$68,700	2		
LED	50%			2037	**			
<b>Alarm</b>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$7,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil No 2	100%			2039	**	5	\$12,600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$20,000	
<i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$3,000	
<b>Terminal Devices</b>								
Air Handler	50%			2029	\$282,200	1	\$12,500	
Convactor/Radiator	50%			2034	**	1	\$6,500	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2029	\$340,700	1	\$18,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room Each Floor</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$2,000	
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	100%			2029	\$448,800	1		
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2027	\$152,300	2	\$40,800	
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$22,600	
<b>Exhaust Fans</b>								
Interior	70%			2029	\$100,000	2	\$900	
Roof	30%			2029	\$20,000	2	\$400	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2039	**	1		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$6,100	4	\$1,300	
Sewage Ejector(s) Electric	100%			2024	\$11,600	4	\$1,600	
Backflow Preventer Generic	100%			2034	**	1	\$2,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit From Basement to 6th Floor, 1 Unit From Basement To 5th Floor</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2039		**	1-2	\$11,300
Fire Pump								
Generic	100%			2032		**	1	\$7,600
Chemical System								
Not Accessible	100%							

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : APPELLATE COURT - 1ST DEPT.  
**Address** : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0052.000 / 13870 **Yr Built/Renovated** : 1900 / 2004  
**Area Sq Ft** : 54,300 **Project Type** : REAL PROPERTY  
**Date of Survey** : 14-Nov-2018 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,Ph  
**Block** : 855 **Lot** : 1 **BIN** : 1016743

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$82,800	\$94,800
Interior Architecture	\$276,600	\$76,700
Electrical		\$659,400
Mechanical	\$58,000	\$1,962,600
<b>Total</b>	<b>\$417,400</b>	<b>\$2,793,500</b>
Importance Code A	\$82,800	\$94,800
Importance Code B	\$152,300	\$2,621,900
Importance Code C	\$182,200	\$76,700
<b>Total</b>	<b>\$417,400</b>	<b>\$2,793,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$98,300		\$12,200	
Interior Architecture	\$179,500		\$2,900	\$21,400
Electrical	\$8,200	\$3,300	\$3,400	\$2,700
Mechanical	\$30,500	\$21,200	\$13,800	\$22,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$326,400</b>	<b>\$34,400</b>	<b>\$42,200</b>	<b>\$56,800</b>
Importance Code A	\$102,200		\$12,200	
Importance Code B	\$196,000	\$34,400	\$30,000	\$56,800
Importance Code C	\$28,200			
<b>Total</b>	<b>\$326,400</b>	<b>\$34,400</b>	<b>\$42,200</b>	<b>\$56,800</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	**	10	\$5,700	
Masonry: Brick	15%	Now	\$5,100	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Masonry: Marble	55%			LIFE	**	5	\$40,300	
Metal Panel	5%			2040	**	5-10	\$16,800	
Stucco Cement	20%			2043	**	5	\$24,400	
Windows								
Aluminum	75%	Now	\$82,800	2046	**	5	\$8,600	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	25%	Now	\$24,800	2038	**	5	\$28,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1st Floor Southwest Corner</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	25%	4+	\$4,900	2050	**	5	\$2,400	
<i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	20%			LIFE	**	5-10	\$5,400	
Masonry: Marble	44%			LIFE	**	5-10	\$21,200	
Metal Panel	10%			2040	**	5	\$1,500	
Metal Rail	1%			2035	**	5-10	\$700	
Roof								
Metal Panel	15%	Now	\$1,100	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse Roof</i>								
Roll Roofing	70%	Now	\$1,900	2026	\$94,800	5	\$16,600	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Skylight, Metal/Glass	15%	Now	\$16,700	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Large Dome</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Masonry: Marble	100%			LIFE	**	5		

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%			2026	\$147,000	3	\$16,700	
Carpet	40%	Now	\$49,000	2029	\$489,900	3	\$50,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Offices Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices Throughout</i>								
Cast in Place Concrete	10%	Now	\$10,000	LIFE	**	5	\$18,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout Basement</i>								
Mosaic Tile	10%	2-4	\$28,700	2035	**	5	\$10,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor And Basement Corridors</i>								
Marble Panels	10%			LIFE	**	5	\$12,500	
Slate	5%	0-2	\$16,800	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	5%	Now	\$2,000	2035	**	3	\$1,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%	2-4	\$7,900	2045	**	5	\$7,800	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Masonry: Brick	8%	Now	\$13,800	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room In Sub-basement</i>								
Masonry: Fieldstone	2%	Now	\$5,900	LIFE	**			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Penetration</i>								
Marble Panels	25%	Now	\$105,500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$6,500	
Plaster	30%	Now	\$4,200	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner Of Library</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Southeast Corner Of Library</i>								
Wood	25%			LIFE	**	5	\$153,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	7%			2043	**	5	\$5,800	
Exposed Concrete	6%	Now	\$9,300	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Mechanical Room, Southeast Corner</i>								
<i>Explanation : Temporary Supports In Place</i>								
Glass: Susp Panels	10%	Now	\$36,000	LIFE	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtroom Dome</i>								
<i>Explanation : Louis Tiffany Dome. Ultra Premium.</i>								
Gypsum Board	32%			LIFE	**	5-10	\$91,800	
Masonry: Marble	10%			LIFE	**	1		
Masonry:Vault Struct	5%	Now	\$8,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$8,500	LIFE	**	5	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Sub-basement Area</i>								
<b>Site Enclosure</b>								
<b>Free Standing Walls</b>								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actual Material Is Marble</i>								
<b>Retaining Walls</b>								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Areaways</i>								
<i>Explanation : Actual Material Is Marble</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	60%			2043	**			
Masonry: Granite	40%			LIFE	**			

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3,000 Ampere Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5	\$100	
Molded Case Bkrs	90%			2046	**	5	\$1,300	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	25%			2047	**	5	\$100	
Motor Control Center	70%			2047	**	5	\$1,000	
Variable Frequency Drive	5%			2047	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Engineer Office</i>								
<i>Explanation : All Controllers Monitored By Building Management System.</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,600	
<b>Stand-by Power</b>								
Transfer Switches								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : A New 2500 Ampere Transfer Switch Installation Is Ongoing.</i>								
<b>Generators</b>								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : A New Generator Is Being Installed On The Backyard Area.</i>								
<b>Batteries</b>								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Backyard Area</i>								
<i>Explanation : A New Generator System Is Being Installed.</i>								
<b>Fuel Storage</b>								
Under Construction	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Diesel Tank Is Under Construction.</i>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	70%			2038	**	10	\$34,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2025	\$82,100	10	\$4,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2038	**	10		
LED	20%			2025	\$577,200			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New LED Fixtures Were Installed Last Year.</i>								
<b>Egress Lighting</b>								
Emergency, Service Exit, LED	50%			2035	**	1		
	50%			2058	**	1		
<b>Exterior Lighting</b>								
HID	45%			2038	**	10	\$100	
LED	5%			2025	\$13,500			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior</i>								
<i>Explanation : New LED Fixtures Were Installed Last Year.</i>								
No Component	50%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2040	**	1	\$6,100	
<b>Fire/Smoke Detection</b>								
No Component	30%							
Generic, Digital	70%			2038	**	1-3	\$23,400	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Utility Steam	100%			2050	**	1		
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%	Now	\$3,900	2033	**	5	\$1,600	
<i>Other Observation, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Valves Failed - Cannot Close</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2040	**	4	\$2,700	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	50%			2030	\$411,300	1	\$16,800	
Convactor/Radiator	45%			2035	**	1	\$7,900	
Fan Coil Unit/Heat	5%			2030	\$43,800	1	\$900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$496,500	1	\$25,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers - Penthouse Mechanical Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multistage Chiller - Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$2,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$656,100	1	\$33,600	
Heat Rejection								
Water Cooling Tower	100%			2028	\$222,000	2	\$54,700	
Dehumidifier								
Generic	100%	Now	\$58,000	2035	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cellar</i>								
<i>Explanation : 4 Units Broken</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$47,900	
Exhaust Fans								
Roof	100%			2030	\$97,100	2	\$1,700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	**	1		
Galvanized Steel	80%			2043	**	1		
Water Heater								
Gas Fired	100%			2025	\$35,700	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 100 Gallon Tank</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2035	**	4	\$1,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sewage Ejector(s) Electric	100%			2030	\$16,800	4	\$3,200	
Backflow Preventer Generic	100%			2030	\$14,900	1	\$3,300	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	100%			LIFE		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor</i>								
<i>Explanation : 2 Units</i>								
<b>Fire Suppression</b>								
Sprinkler No Component	95%							
Generic	5%			2050		**	1-2	\$800

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : APPELLATE COURT - 2ND DEPT.  
**Address** : 45 MONROE PLACE @ PIERREPONT ST.  
**Borough** : BROOKLYN **Agency's Number** : 312-319  
**Program / Asset #** : DGS0024.000 / 2036 **Yr Built/Renovated** : 1937 / 2004  
**Area Sq Ft** : 62,794 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 237 **Lot** : 1 **BIN** : 3001881

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,425,700	\$736,400
Interior Architecture	\$90,000	\$245,100
Electrical	\$399,600	\$531,700
Mechanical	\$2,066,100	\$866,900
<b>Total</b>	<b>\$3,981,500</b>	<b>\$2,380,200</b>
Importance Code A	\$1,863,500	\$736,400
Importance Code B	\$2,118,000	\$1,540,500
Importance Code C		\$103,200
<b>Total</b>	<b>\$3,981,500</b>	<b>\$2,380,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$27,200			
Interior Architecture	\$37,300	\$8,200		\$356,700
Electrical	\$6,000	\$5,400	\$62,300	\$5,900
Mechanical	\$53,800	\$18,300	\$55,300	\$19,900
Site Enclosure	\$5,100			
Site Pavements	\$93,700			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$231,100</b>	<b>\$39,800</b>	<b>\$125,500</b>	<b>\$390,400</b>
Importance Code A	\$27,200	\$6,200	\$7,000	\$6,200
Importance Code B	\$137,900	\$33,600	\$118,400	\$384,100
Importance Code C	\$66,000			
<b>Total</b>	<b>\$231,100</b>	<b>\$39,800</b>	<b>\$125,500</b>	<b>\$390,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$27,200	LIFE	**	5	\$21,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Below Grade Exterior Areaway Walls</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Grade Exterior Areaway Walls</i>								
Masonry: Brick	15%	Now	\$131,100	LIFE	**	5	\$12,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Elevator And Machine Room Bulkheads On Roof</i>								
Masonry: Granite	5%			LIFE	**	5	\$3,100	
Masonry: Limestone	75%	4+	\$175,600	LIFE	**	5	\$47,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Bronze/Brass	95%	Now	\$923,000	2036	**	5	\$35,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%			2037	**	10	\$3,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5	\$2,600	
Masonry: Limestone	55%			LIFE	**	5	\$4,000	
Roof								
Modified Bitumen	100%	Now	\$196,000	2028	\$653,300			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Elevator And Machine Room Bulkheads</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Machine Room Bulkheads</i>								
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2024	\$345,000	3	\$47,000	
Ceramic Tile	15%			2037	**	5	\$14,100	
Cork Tile	15%	4+	\$40,400	2048	**	5	\$6,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	20%			LIFE	**	5	\$14,100	
Quarry Tile	5%	4+	\$7,800	2033	**	5	\$3,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Terrazzo	5%			LIFE	**	5	\$3,700	
Vinyl Tile	10%			2028	\$91,900	3	\$3,500	
Wood	5%	4+	\$17,800	2056	**	5	\$4,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$7,700	
Marble Panels	15%			LIFE	**			
Plaster	45%			LIFE	**	5	\$17,400	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	20%			LIFE	**	5	\$103,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	5%			2045	**	5	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Personnel Office In Basement</i>								
<i>Explanation : Recent Installation</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,500	
Plaster	15%			LIFE	**	5	\$8,800	
Plaster	70%	Now	\$49,700	LIFE	**	5	\$41,100	
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Library Spaces On 3rd Floor Below Roof</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2063	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	4+	\$1,500	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								
<i>Explanation : Damaged Cement Plaster Finish</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$3,600	2048				**
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South And East Side Of Building</i>								
<i>Explanation : Walls Are Clad With Granite Not Fieldstone</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$29,300	2041				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side Of Building</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$5,700	2041				**
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : North Side Of Building</i>								
Parking/Driveway								
Asphalt	35%	Now	\$30,700	2043				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Parking Area</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Potholes, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parking Area</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Parking Area</i>								
Cast in Place Concrete	65%	0-2	\$28,000	2033				**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Parking Area</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$23,900	5	\$1,700	
Transformers								
Dry Type	100%			2033		**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Room - Penthouse</i>								
<i>Explanation : One 34 Kilovolt-ampere 240/120HV-208LV And 100 Amperes 500 DC Volts Output Filter</i>								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2028	\$126,500	5	\$1,500	
Molded Case Bkrs	10%			2038		**	5	\$200

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	85%			2028	\$96,800	1		
Conduit	10%			2038	**	1		
Conduit	5%			2058	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2027	\$7,700	5	\$100	
Molded Case Bkrs	75%			2027	\$58,000	5	\$1,200	
Molded Case Bkrs	10%			2036	**	5	\$200	
Molded Case Bkrs	5%			2053	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$35,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	55%			2028	\$97,300	1		
Thermoplastic	20%			2038	**	1		
Thermoplastic	5%			2058	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2033	**	5	\$100	
Motor Control Center	80%			2033	**	5	\$1,400	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	25%			2038	**	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Filing Room - Basement</i>								
Fluorescent	55%			2033	**	10	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%			2023	\$118,700	2	\$100	
LED	10%			2033	**			
<b>Egress Lighting</b>								
Emergency, Battery	45%			2028	\$43,800	10	\$6,800	
Emergency, Battery	5%			2038	**	10	\$800	
Exit, Service	50%			2038	**	1		
<b>Exterior Lighting</b>								
HID	90%			2023	\$245,500	10	\$200	
Incandescent	10%			2023	\$23,200	2		
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2028	\$109,300	1	\$11,700	
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2036	**	1-3	\$39,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Fuel Oil No 2	100%			2048	**	5	\$19,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8200 Gallon Tank</i>								
<hr/>								
Conversion Equipment Steam Boiler	100%	0-2	\$437,800	2048	**	1	\$56,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super.</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Distribution Steam Piping/Pump	100%	Now	\$15,000	2038	**			
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<hr/>								
Terminal Devices Air Handler	40%	2-4	\$380,500	2038	**	1	\$14,000	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units</i>								
Convector/Radiator	60%			2033	**	1	\$12,200	
<hr/>								
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2044	**	1		
<hr/>								
Conversion Equipment Reciprocating Compr/Chiller	100%	2-4	\$574,200	2038	**	1	\$26,200	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5 Units. 3 Very Old And 2 Slightly Newer</i>								
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2028	\$82,500	4	\$3,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%	Now	\$37,900	2028	\$758,700	1	\$34,900	
<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers</i>								
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Air Handlers # 1, 3</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Units Do Heating And Cooling</i>								
<hr/>								
<b>Heat Rejection</b>								
Water Cooling Tower	90%	Now	\$23,100	2022	\$231,100	2	\$45,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Water Cooling Tower	10%			2029	\$25,700	2	\$6,300	
<hr/>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$35,000	
<hr/>								
<b>Exhaust Fans</b>								
Interior	100%			2023	\$240,700	2	\$1,900	
<hr/>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%			2033	**	1		
<hr/>								
<b>Water Heater</b>								
Oil Fired	100%			2021	\$56,200	1	\$1,800	
<hr/>								
<b>HW Heat Exchanger</b>								
Steam Fired	100%	Now	\$107,700	2058	**	4	\$6,200	
<i>Not in Service, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Low Temp Leaks</i>								
<hr/>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<hr/>								
<b>Sump Pump(s)</b>								
Non-Submersible	100%	0-2	\$10,300	2038	**	4	\$1,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sump Pump - Basement</i>								
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$31,700
Fire Pump	Generic	100%			2031	**	1	\$11,700

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BAINBRIDGE FACILITY  
**Address** : 2556 BAINBRIDGE AVE. @ COLES LA  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002  
**Area Sq Ft** : 36,688 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-May-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3286 **Lot** : 14 **BIN** : 2016589

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$975,400	\$235,100
Interior Architecture	\$1,021,600	
Electrical	\$666,000	\$298,200
Mechanical	\$294,400	\$545,000
<b>Total</b>	<b>\$2,957,400</b>	<b>\$1,078,300</b>
Importance Code A	\$975,400	\$235,100
Importance Code B	\$1,582,400	\$843,200
Importance Code C	\$399,600	
<b>Total</b>	<b>\$2,957,400</b>	<b>\$1,078,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$34,800		\$2,800	
Interior Architecture	\$239,000		\$3,800	\$9,600
Electrical	\$37,700	\$2,100	\$2,200	\$3,200
Mechanical	\$25,400	\$4,800	\$13,600	\$4,800
Site Pavements	\$42,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$383,200</b>	<b>\$10,800</b>	<b>\$26,300</b>	<b>\$21,600</b>
Importance Code A	\$38,400	\$3,600	\$6,500	\$3,600
Importance Code B	\$299,200	\$7,200	\$17,400	\$18,000
Importance Code C	\$45,500		\$2,500	
<b>Total</b>	<b>\$383,200</b>	<b>\$10,800</b>	<b>\$26,300</b>	<b>\$21,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$491,100	LIFE	**	5	\$51,300	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North And South Facades And Chimney</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Building Is Currently Unoccupied</i>								
<i>Explanation : Building Formerly Used As Fordham / Bronx Reference Library</i>								
Masonry: Granite	4%			LIFE	**	5	\$3,600	
Masonry: Limestone	8%	Now	\$55,800	LIFE	**	5	\$3,600	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Sills</i>								
Metal Coiling Doors	3%			2043	**	5	\$5,700	
Windows								
Glass Block	2%	Now	\$600	LIFE	**	5	\$100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Wall Facing Lower Roof</i>								
Wood	98%	Now	\$330,200	2055	**	5	\$55,600	1
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	90%	Now	\$98,300	LIFE	**	5	\$5,400	1
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Facing Parapet Wall</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	10%	4+	\$6,800	LIFE	**	5	\$3,800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
Roof								
Roll Roofing	100%	0-2	\$25,600	2026	\$128,200	5	\$24,500	
<i>Patching Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$148,300	2032	**	3	\$16,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$24,000	
Ceramic Tile	5%			2033	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile	5%	Now	\$24,700	2040	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	55%	Now	\$351,900	2040	**	3	\$11,300	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$4,900	
Gypsum Board	15%			LIFE	**	5-10	\$25,000	
Plaster	80%	Now	\$399,600	LIFE	**	5	\$23,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout, Stairway</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$270,000	2050	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Reading Room And Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$10,300	
Plaster	35%	Now	\$26,700	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Workroom And Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								

## Site Enclosure

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	98%			2040	**			
Iron Picket	2%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$13,000	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bainbridge Avenue And Marion Avenue</i>								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$29,300	2050	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$22,000	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$129,200	5	\$1,000	
Raceway								
Conduit	100%			2030	\$62,700	1		
Panelboards								
Molded Case Bkrs	100%			2029	\$63,300	5	\$1,000	
Wiring								
Braided Cloth	50%	2-4	\$43,000	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	50%			2030	\$43,000	1		
Motor Controllers								
Locally Mounted	100%			2028	\$31,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,100	LIFE	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	100%	Now	\$221,100	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
Egress Lighting Exit, Service	100%	Now	\$12,900	2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
Exterior Lighting HID	10%	Now	\$14,700	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
<i>Explanation : Not In Service</i>								
No Component	90%							
<b>Alarm</b>								
Fire/Smoke Detection Generic, Analog	100%	Now	\$402,000	2040	**	1-3	\$20,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Not In Service</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Is A Vacant Building</i>								
Conversion Equipment Steam Boiler	100%			2035	**	1	\$36,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used.</i>								
Distribution Steam Piping/Pump	10%	0-2	\$1,600	2040	**			
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	90%			2040	**			
Terminal Devices Convactor/Radiator	100%			2028		1	\$11,900	
<b>Air Conditioning</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2038	**	1	
Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%	2-4	\$294,400	2040	**	2	\$1,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Condemn Units. R-22</i>								
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	100%			2025	\$73,300	2	\$25,600
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,400
Exhaust Fans								
	Roof	100%			2025	\$60,400	2	\$1,100
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	80%			2030	\$216,800	1	
	Galvanized Steel	20%	0-2	\$1,600	2028	\$31,900	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$22,200	2	\$500
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								
Elevators								
	Not Accessible	100%						

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BERGEN BUILDING  
**Address** : 1932 ARTHUR AVENUE @ E. TREMONT AVE.  
**Borough** : BRONX **Agency's Number** : 312-207  
**Program / Asset #** : DGS0018.000 / 2059 **Yr Built/Renovated** : 1916 / 2008  
**Area Sq Ft** : 125,160 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,D  
**Block** : 2947 **Lot** : 18 **BIN** : 2009911

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,840,600	\$226,800
Interior Architecture	\$1,766,300	\$1,139,900
Electrical	\$896,600	\$1,480,200
Mechanical	\$588,900	\$3,565,900
<b>Total</b>	<b>\$8,092,400</b>	<b>\$6,412,800</b>
Importance Code A	\$4,840,600	\$301,600
Importance Code B	\$2,669,200	\$6,111,200
Importance Code C	\$582,600	
<b>Total</b>	<b>\$8,092,400</b>	<b>\$6,412,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$125,100	\$21,100	\$126,500	\$18,700
Electrical	\$35,700	\$24,300	\$9,900	\$10,100
Mechanical	\$57,000	\$57,300	\$29,600	\$28,400
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$252,300</b>	<b>\$137,300</b>	<b>\$200,400</b>	<b>\$91,700</b>
Importance Code A	\$12,400	\$12,700	\$12,400	\$12,400
Importance Code B	\$204,700	\$124,600	\$188,000	\$79,300
Importance Code C	\$35,100			
<b>Total</b>	<b>\$252,300</b>	<b>\$137,300</b>	<b>\$200,400</b>	<b>\$91,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,179,800	LIFE	**	5	\$73,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corner Of Arthur Ave And E. Tremont</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$168,200	LIFE	**	5	\$5,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	5%	Now	\$86,200	LIFE	**	5	\$5,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	35%	Now	\$164,500	LIFE	**	5	\$152,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,252,500	2052	**	5	\$25,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast in Place Concrete	10%	Now	\$39,600	LIFE	**	5	\$12,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	90%	Now	\$259,200	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$690,700	2037		**		
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%	0-2	\$50,600	2023	\$126,500	3	\$14,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE		**	\$41,000	
Ceramic Tile	5%			2030	\$192,000	5	\$9,400	
Mosaic Tile	5%			2032		**	\$23,400	
Terrazzo	15%	0-2	\$138,200	LIFE		**	\$22,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	50%			2027	\$842,500	3	\$46,800	
Vinyl Tile 9" X 9"	10%	Now	\$218,300	2037		**	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2036		**	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,500	LIFE		**	\$7,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Gypsum Board	15%	Now	\$23,900	LIFE		**	\$16,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Panel	15%	Now	\$159,000	LIFE		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Marble Panels	2%			LIFE		**		
Plaster	55%	Now	\$423,500	LIFE		**	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%	0-2	\$27,600	2032	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	10%			2032	**	5	\$18,700	
Exposed Concrete	20%	Now	\$255,100	LIFE	**	5	\$5,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Side Basement</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Plaster	55%	Now	\$572,200	LIFE	**	5	\$64,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	90%			2027	\$74,800	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2500 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	10%			2037	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2027	\$258,500	5	\$3,300	
<b>Raceway</b>								
Conduit	95%			2027	\$153,400	1		
Conduit	5%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2026	\$20,600	5	\$300	
Fused Knife Sw	5%	2-4	\$10,300	2052	**	5	\$100	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	70%			2026	\$143,900	5	\$2,300	
Molded Case Bkrs	10%			2035	**	5	\$300	
Molded Case Bkrs	5%			2052	**	5	\$200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$247,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2037	**	1		
Thermoplastic	10%			2057	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2025	\$31,200	5	\$800	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$10,100	LIFE	**	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main - Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	\$9,400	1	\$38,500	
<b>Generators</b>								
Diesel	100%			2023	\$77,400	1	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Ground Floor</i>								
<i>Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$4,600	
<b>Fuel Storage</b>								
Main Tank	100%			2030	\$16,000	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Groung Floor</i>								
<i>Explanation : 250 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2027	\$603,400	10	\$91,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	15%			2037	**	10	\$17,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2035	**	10	\$5,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Battery	40%			2022	\$71,400	10	\$12,100	
Emergency, Battery	10%			2035	**	10	\$3,000	
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$500,000	10	\$400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

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

## Alarm

Security System								
No Component	90%							
Generic	10%			2035	**	1	\$4,700	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2027	\$137,100	1-3	\$7,900	

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

## Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Vault</i>						
		<i>Explanation : (2) 5000 Gallon Tanks</i>						
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$124,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : (3) Dual Fuel Steam Boilers</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$2,098,800	4	\$6,200	
Terminal Devices								
Convactor/Radiator	100%			2025	\$663,900	1	\$40,400	

## Air Conditioning

Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Heat Pump Air Sourced	20%			2028	\$245,400	2	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sixth Floor Fan Room</i>						
		<i>Explanation : (2) Water Sourced Heat Pumps</i>						
Interior Pkg Unit - Cooling	10%			2028	\$463,700	2	\$800	
Window/Wall Unit	70%	0-2	\$18,100	2022	\$180,900	1		
		<i>Malfunctioning, Extent : Severe, Area Affected : 35%</i>						
		<i>Location : Throughout</i>						
Heat Rejection								
Water Cooling Tower	20%			2028	\$94,100	2	\$25,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Dry Cooler Works With Water Sourced Heat Pumps</i>						
No Component	80%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$14,000
	No Component	80%						
<b>Exhaust Fans</b>								
	Roof	100%			2022	\$205,900	2	\$3,800
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	100%	0-2	\$10,900	2032	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Supply Pipe Connects To Water Main In Basement</i>							
<b>Water Heater</b>								
	Gas Fired	100%			2022	\$75,600	2	\$1,800
<b>Sanitary Piping</b>								
	Cast Iron	100%	0-2	\$90,800	LIFE	**	1	
	<i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Basement</i>							
<b>Storm Drain Piping</b>								
	Cast Iron	100%	0-2	\$5,200	LIFE	**	1	
	<i>Cracked, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Basement, Near Entrance To Boiler Room</i>							
<b>Sump Pump(s)</b>								
	Non-Submersible	50%			2022	\$9,500	4	\$2,000
	Non-Submersible	50%			2037	**	4	\$2,000
	<i>Recent Installation, Extent : Light, Area Affected : 50%</i>							
	<i>Location : Basement</i>							
<b>Sewage Ejector(s)</b>								
	Electric	100%			2022	\$35,700	4	\$7,500
<b>Backflow Preventer</b>								
	No Component	80%						
	Generic	20%			2032	**	1	\$1,500
	<i>Other Observation, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Dedicated To The Boiler Plant</i>							
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor</i>							
	<i>Explanation : 5 Units</i>							
<b>Fire Suppression</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2047	**	1-5	\$63,100
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Westside Of Building Façade</i>								
<i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler	No Component	80%						
	Generic	20%			2047	**	1-2	\$7,000
Fire Pump	Generic	100%			2036	**	1	\$23,400

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR  
**Address** : 330 JAY STREET @ JOHNSON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0057.000 / 13879 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 968,139 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,6,7,10,14,23,25,31,33  
**Block** : 140 **Lot** : 7502 **BIN** : 3347736

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture		\$1,267,800
Interior Architecture	\$977,800	\$2,890,600
Electrical	\$1,040,700	\$152,800
Mechanical	\$126,600	\$9,997,800
<b>Total</b>	<b>\$2,145,100</b>	<b>\$14,309,000</b>
Importance Code A		\$1,267,800
Importance Code B	\$2,032,300	\$11,377,700
Importance Code C	\$112,800	\$1,663,400
<b>Total</b>	<b>\$2,145,100</b>	<b>\$14,309,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$1,300	\$10,100		
Interior Architecture	\$21,700	\$72,500		\$117,700
Electrical	\$150,400	\$170,000	\$181,000	\$150,400
Mechanical	\$353,600	\$482,200	\$398,600	\$511,700
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
<b>Total</b>	<b>\$1,120,000</b>	<b>\$1,327,700</b>	<b>\$1,172,600</b>	<b>\$1,372,800</b>
Importance Code A	\$49,100	\$60,500	\$47,900	\$47,900
Importance Code B	\$1,070,900	\$1,267,200	\$1,124,800	\$1,325,000
Importance Code C				
<b>Total</b>	<b>\$1,120,000</b>	<b>\$1,327,700</b>	<b>\$1,172,600</b>	<b>\$1,372,800</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**

**Asset # : 13879**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	43%			LIFE	**	5	\$345,000	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	
Metal Coiling Doors	2%			2040	**	5	\$50,100	
Granite Panels	3%			LIFE	**	5	\$18,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	
<b>Windows</b>								
Aluminum	97%			2043	**	5		
Metal Louvers	3%			2036	**	10		
<b>Parapets</b>								
Metal/Glass Curt Wall	50%			2047	**	5	\$14,400	
Metal Panel	20%			2047	**	5	\$5,800	
Metal Rail	30%	4+	\$1,300	2040	**	5	\$15,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Fence Throughout</i>								
<b>Roof</b>								
IRMA/Protected Membrane	100%			2035	**	10	\$118,600	
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th And 33th Floor Setbacks</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epdm Under Insulation</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2028	\$1,956,600	3	\$217,400	
Cast in Place Concrete	10%	2-4	\$79,700	LIFE	**	5	\$317,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : L11 And L12 Garage Surfaces And Loading Docks</i>								
Ceramic Tile	3%			2036	**	5	\$43,500	
Terrazzo	10%			LIFE	**	5	\$113,200	
Vinyl Tile	65%	4+	\$169,400	2032	**	3	\$353,200	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 14th Floor Vestibules</i>								
Wood	2%			2055	**	5	\$54,300	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**  
**Asset # : 13879**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	2%			2040	**	5	\$48,000	
Concrete Masonry Unit	10%	Now	\$112,800	LIFE	**	5	\$96,000	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair A - Floors 32/33</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair A - Floors 32/33</i>								
Glass: Single Pane	2%			LIFE	**	5	\$36,000	
Gypsum Board	73%			LIFE	**	5	\$1,051,400	
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$480,100	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2044	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$181,100	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2047	**	5	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Five 4,000 Ampere Siemens Low Voltage Power Circuit Breakers</i>								
<b>Transformers</b>								
Dry Type	100%			2040	**	5	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 75 Kilovolt-ampere, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	50%			2047	**	5	\$2,500	
Fused Disc Sw	10%			2047	**	5	\$400	
Molded Case Bkrs	40%			2047	**	5	\$10,200	
<b>Raceway</b>								
Busway	15%			2040	**	1		
Conduit	85%			2047	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2043	**	5	\$3,300	
Molded Case Bkrs	85%			2043	**	5	\$21,700	
<b>Wiring</b>								
Busway	15%			2040	**	1		
Thermoplastic	85%			2047	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**

**Asset # : 13879**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	2%			2040	**	5	\$100	
Motor Control Center	90%			2040	**	5	\$23,700	
Variable Frequency Drive	8%			2040	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$297,900	
Generators								
Diesel	100%			2036	**	1	\$374,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Two 1,375 Kilovolt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis</i>						
<b>Batteries</b>								
Nickel Cadmium	100%			2022	\$1,600	5	\$215,800	
<b>Fuel Storage</b>								
Day Tank								
	50%			2043	**	5	\$89,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 150 Gallon Rated Capacity</i>						
Main Tank	50%			2055	**	5	\$14,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Lower Level 2</i>						
		<i>Explanation : Two 10,000 Gallons Rated Capacity</i>						
<b>Lighting</b>								
Interior Lighting								
Fluorescent								
	80%			2032	**	10	\$710,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	20%			2032	**	10	\$177,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Corridors, Lobby</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
<b>Egress Lighting</b>								
Emergency, Service								
	50%			2032	**	1		
Exit, LED								
	50%			2055	**	1		
<b>Exterior Lighting</b>								
Fluorescent								
	10%			2032	**	10	\$8,900	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
No Component	90%							

**Lightning Protection**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**

**Asset # : 13879**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2055	**	5	\$28,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Steel Lightning Rods</i>								
<b>Alarm</b>								
<b>Security System</b>								
No Component	20%							
Generic	80%			2032	**	1	\$289,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : Intrusion Alarm System And CCTV Surveillance Camera System</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$596,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : 2 10,000 Gallon Oil Tanks</i>								
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2040	**	1	\$478,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Dual Fuel Hot Water Boilers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2049	**	4	\$71,600	
<b>Terminal Devices</b>								
Air Handler	20%			2032	**	1	\$119,700	
Convactor/Radiator	80%			2040	**	1	\$250,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hot Water Base Board Radiators</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2049	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**

**Asset # : 13879**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2036	**	1	\$890,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Refrigeration Room</i>								
<i>Explanation : 4 Rotary Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	15%			2028	\$5,380,000	2	\$8,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 26th Through 30th Floors</i>								
<i>Explanation : Water Sourced Packaged Air Conditioning Equipment</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	**	4	\$71,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigeration Equipment Room</i>								
<i>Explanation : Includes Condenser Water Pumps And Piping</i>								
Terminal Devices								
Air Handler/Cool/Ht	85%			2032	**	1	\$508,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Through 25th Floors</i>								
<i>Explanation : No Heating Coils On Air Handlers.</i>								
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			2028	\$3,640,300	2	\$974,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$539,800	
Exhaust Fans								
Interior	10%			2032	**	2	\$3,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Electric	10%			2025	\$84,500	4	\$800	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : Multiple Point Of Use Electric Hot Water Heaters</i>								
Gas Fired	90%			2025	\$526,500	2	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**  
**Asset # : 13879**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2032	* *	4	\$20,500	
Sewage Ejector(s) Electric	100%			2032	* *	4	\$38,500	
Backflow Preventer Generic	100%			2032	* *	1	\$59,300	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Gearless Traction	90%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 10 Passenger, 2 Freight, 4 Restricted To Judges</i>						
		<i>Explanation : 16 Units</i>						
Hydraulic	10%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Prisoner Elevators</i>						
		<i>Explanation : 2 Units</i>						
<b>Escalators</b>								
Over 20' Rise	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 2 Units</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2053	* *	1-5	\$488,100	
<b>Sprinkler</b>								
Generic	100%			2053	* *	1-2	\$271,200	
<b>Fire Pump</b>								
Generic	100%			2040	* *	1	\$180,800	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BRONX FAMILY/CRIMINAL COURT  
**Address** : 215 E. 161 STREET 900 SHERIDAN AVENUE  
**Borough** : BRONX **Agency's Number** : 312-202  
**Program / Asset #** : DGS0017.000 / 2058 **Yr Built/Renovated** : 1977 / 2012  
**Area Sq Ft** : 502,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4,10,LM  
**Block** : 2454 **Lot** : 1 **BIN** : 2002704

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,744,300	\$614,500
Interior Architecture	\$2,480,200	\$14,466,900
Electrical	\$3,964,800	\$2,480,700
Mechanical	\$385,800	\$16,079,200
<b>Total</b>	<b>\$12,575,100</b>	<b>\$33,641,400</b>
Importance Code A	\$5,744,300	\$3,833,500
Importance Code B	\$6,391,600	\$18,745,800
Importance Code C	\$439,200	\$11,062,100
<b>Total</b>	<b>\$12,575,100</b>	<b>\$33,641,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$69,800			
Interior Architecture	\$210,400	\$54,300		\$3,957,400
Electrical	\$52,500	\$60,800	\$51,100	\$76,900
Mechanical	\$196,600	\$278,800	\$210,800	\$311,700
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
<b>Total</b>	<b>\$677,700</b>	<b>\$542,300</b>	<b>\$410,400</b>	<b>\$4,494,400</b>
Importance Code A	\$119,500	\$49,700	\$50,800	\$49,700
Importance Code B	\$558,200	\$467,800	\$359,600	\$4,419,900
Importance Code C		\$24,800		\$24,800
<b>Total</b>	<b>\$677,700</b>	<b>\$542,300</b>	<b>\$410,400</b>	<b>\$4,494,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$156,500	LIFE	**	5	\$131,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cooling Tower Area</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cooling Tower</i>								
Masonry: Brick	10%	0-2	\$167,500	LIFE	**	5	\$52,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Below Windows, Garage Wing</i>								
Masonry: Granite	3%			LIFE	**	5	\$11,800	
Masonry: Limestone	80%	0-2	\$2,425,700	LIFE	**	5	\$314,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Slate Panels	2%			LIFE	**	5	\$7,900	
Windows								
Aluminum	95%	0-2	\$293,200	2036	**	5	\$33,100	
<i>Air Infiltration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Exterior Surfaces</i>								
<i>Explanation : Dirty Glass</i>								
Metal Louvers	5%			2031	**	10	\$21,800	
Parapets								
Cast in Place Concrete	40%	Now	\$75,600	LIFE	**	5	\$116,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%	Now	\$17,200	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	40%	0-2	\$124,500	LIFE	**	5	\$14,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2041	**	5-10	\$50,800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	96%	Now	\$2,501,200	2038	**			1
			<i>Blisters, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					
			<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Modified Bitumen	2%			2036	**	10	\$3,600	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Annex Roof</i>					
Traffic Topping	2%			2036	**	10	\$6,100	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Soffits								
Cast in Place Concrete	70%			LIFE	**	5		
Masonry: Limestone	30%			LIFE	**	5		
Interior								
Floors								
Carpet	33%	0-2	\$187,800	2024	\$3,756,600	3	\$417,300	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
Cast in Place Concrete	15%			LIFE	**	5	\$276,600	
Ceramic Tile	7%			2037	**	5	\$59,000	
Terrazzo	10%			LIFE	**	5	\$65,900	
Vinyl Tile	35%	Now	\$530,800	2028	\$2,654,000	3	\$110,600	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Corridors, 3rd, 4th, Lm Levels</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Throughout</i>					

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$116,400	LIFE	**	5	\$39,600	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 10th Floor, Roof Stair D</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Stair D</i>								
Fabric on Framing	10%			2029	\$10,672,800	5	\$49,500	
Gypsum Board	33%	0-2	\$71,700	LIFE	**	5	\$196,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	4+	\$40,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Granite Panels	5%	0-2	\$210,300	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	25%			LIFE	**	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	2%			LIFE	**	5	\$79,300	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$288,600	2033	**	5	\$210,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	25%	Now	\$360,700	2041	**	5	\$105,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout, Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	30%	Now	\$860,900	LIFE	**	5	\$39,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 10th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Stair D To Roof, 10th Floor</i>								
Gypsum Board	5%	0-2	\$22,600	LIFE	**	5	\$52,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
Parking/Driveway								
Cast in Place Concrete	100%			2033	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amperes</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Total Of 75 Different Ratings Also 5.5 Amperes Rectifier 6 Volts Dc</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	50%			2028	\$258,500	5	\$1,100	
Fused Disc Sw	50%			2048	**	5	\$1,100	
<b>Raceway</b>								
Conduit	30%			2038	**	1		
Conduit	70%			2048	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5	\$1,200	
Molded Case Bkrs	90%			2044	**	5	\$11,900	
<b>Wiring</b>								
Thermoplastic	60%			2028	\$572,200	1		
Thermoplastic	40%			2048	**	1		
<b>Motor Controllers</b>								
Locally Mounted	30%			2026		5	\$1,000	
Motor Control Center	70%	4+	\$39,400	2041	**	5	\$4,800	
<i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Mechanical Room</i>								
<i>Suspect Water Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 10th Floor Mechanical Room</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
Generic	50%			LIFE	**	5	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2041	**	1	\$154,500	
<b>Generators</b>								
Diesel	100%			2037	**	1	\$194,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 1500 Kilowatt Genset</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Batteries								
Lead/Acid	90%			2022	\$1,400	5	\$16,700	
Lead/Acid	10%			2022	\$200	5	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : On Roof Near Generator</i>								
<i>Explanation : 1500 Kilowatt Load Bank</i>								
Fuel Storage								
Day Tank	50%			2044	**	5	\$46,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2031	**	5	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 10,000 Gallon</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2033	**	10	\$391,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	15%			2023	\$1,309,500	2	\$1,700	
Egress Lighting								
Emergency, Service	50%			2023	\$130,600	1		
Exit, Service	50%			2023	\$88,500	1		
Exterior Lighting								
HID	100%			2023	\$2,005,500	10	\$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$37,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2028	\$1,650,000	1-3	\$92,800	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No. 2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator. Capacity Of Each Tank 10000 Gal.</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2026	\$3,219,000	1	\$497,200	
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : 10th Floor Boiler Room</i>						
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : 10th Floor</i>						
		<i>Explanation : 2 Units - 2 Instantaneous Heat Exchangers Convert Steam To Hot Water</i>						
<hr/>								
Distribution								
Hot Wtr Piping/Pump	90%			2036	**	4	\$22,300	
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Basement Through 9th Floor</i>						
		<i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>						
<hr/>								
Steam Piping/Pump	10%			2038	**			
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 10th Floor</i>						
		<i>Explanation : 10th Floor Uses Steam For Heating. Other Floors Use Hot Water.</i>						
<hr/>								
Terminal Devices								
Air Handler	30%			2028	\$2,098,200	1	\$93,100	
Convactor/Radiator	30%			2033	**	1	\$48,600	
Fan Coil Unit/Heat	40%			2028	\$2,979,600	1	\$64,900	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	98%			2041	**	1	\$532,400	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Chillers</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.</i>						
<hr/>								
Exterior Pkg Unit - Cooling	1%			2033	**	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 1%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units Used For Elevator Machine Rooms.</i>						
<hr/>								
Split Unit	1%			2033	**			
<hr/>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$24,700	
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2033	**	1	\$155,200	
Fan Coil - 4 Pipe	50%			2028	\$5,822,800	1	\$81,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning	Heat Rejection							
	Water Cooling Tower	100%		2032	**	2	\$505,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.</i>					
Ventilation	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$279,900	
	Exhaust Fans							
	Interior	100%		2028	\$1,769,600	2	\$15,400	
Plumbing	H/C Water Piping							
	Brass/Copper	10%		2048	**	1		
	Galvanized Steel	90%		2033	**	1		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : In Line Pressure Booster Pump For Domestic Cold Water.</i>					
HW Heat Exchanger	HTHW/HW	100%		2048	**			
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					
Sanitary Piping	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)	Non-Submersible	100%		2033	**	4	\$15,900	
Sewage Ejector(s)	Electric	100%		2033	**	4	\$30,000	
Backflow Preventer	Generic	100%		2033	**	1	\$30,700	
Fixtures	Generic	100%						
Vertical Transport	Elevators							
	Geared Traction	90%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor</i>					
			<i>Explanation : 11 Units</i>					
	Hydraulic	10%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lm-4th Floor</i>					
			<i>Explanation : 2 Units</i>					

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Escalators							
	Under 20' Rise	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Lm - M, (2) M-1, (2) 1-2</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression	Standpipe							
	Generic	100%			2054	**	1-5	\$262,500
	Sprinkler							
	No Component	70%						
	Generic	30%			2048	**	1-2	\$42,200
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Garage, Basement, Cellar 1st And 2nd Floor</i>								
<i>Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.</i>								
Fire Pump	Generic	100%			2024	\$320,200	1	\$93,700

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BRONX HALL OF JUSTICE  
**Address** : 265 EAST 161 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCAS009.000 / 14315 **Yr Built/Renovated** : 2003 / 2009  
**Area Sq Ft** : 732,515 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Jun-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,10  
**Block** : 2444 **Lot** : 32 **BIN** : 2113095

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$439,800	\$5,984,200
Interior Architecture	\$374,100	\$2,550,300
Electrical	\$470,300	
Mechanical	\$2,316,800	\$20,134,000
<b>Total</b>	<b>\$3,601,100</b>	<b>\$28,668,500</b>
Importance Code A	\$439,800	\$5,984,200
Importance Code B	\$2,974,800	\$21,576,400
Importance Code C	\$186,500	\$1,107,800
<b>Total</b>	<b>\$3,601,100</b>	<b>\$28,668,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$13,900	\$30,300		\$24,200
Interior Architecture	\$468,300	\$6,900	\$27,400	\$164,500
Electrical	\$119,300	\$162,900	\$134,500	\$147,000
Mechanical	\$279,200	\$276,600	\$413,000	\$230,600
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
<b>Total</b>	<b>\$1,082,800</b>	<b>\$678,700</b>	<b>\$777,000</b>	<b>\$768,300</b>
Importance Code A	\$50,100	\$66,500	\$36,200	\$62,300
Importance Code B	\$1,032,700	\$612,300	\$740,800	\$706,000
Importance Code C				
<b>Total</b>	<b>\$1,082,800</b>	<b>\$678,700</b>	<b>\$777,000</b>	<b>\$768,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Metal/Glass Curt Wall	63%			LIFE	**	5	\$769,700	
Metal Panel	20%			2049	**	5-10	\$896,000	
Metal Sect. OHD	2%			2034	**	5	\$40,700	
Pre-Cast Concrete	15%			LIFE	**	5	\$317,700	
Windows								
Metal Louvers	10%			2038	**	10		
No Component	90%							
Parapets								
Metal Panel	10%			2049	**	5	\$7,700	
Metal Rail	90%			2042	**	5-10	\$322,000	
Roof								
IRMA/Protected Membrane	4%	Now	\$13,900	2034	**			
<i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>								
<i>Location : 7th Floor Balconies</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 10th Floor Penthouse And 7th Floor Balconies</i>								
Metal Panel	4%			2042	**	10	\$30,300	
Modified Bitumen	65%			2029		10	\$3,850,500	
Skylight, Metal/Glass	2%			2049	**	10	\$27,500	
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : Plaza Roof Over Parking Area</i>								
Soffits								
Metal Panel	100%			2049	**	5-10		
<b>Interior</b>								
Floors								
Carpet	30%	0-2	\$444,100	2028	\$4,441,300	3	\$493,400	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 8th And 9th Floors</i>								
Cast in Place Concrete	10%	4+	\$24,100	LIFE	**	5	\$239,800	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Boiler Room</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Elevator Machine Room 1004</i>								
Ceramic Tile	5%			2038	**	5	\$54,800	
Granite Panels	15%			LIFE	**	5	\$123,300	
Steel Plate	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwells</i>								
<i>Explanation : This Is Actually Stainless Steel Treads And Risers</i>								
Terrazzo	30%			LIFE	**	5	\$257,000	
Vinyl Tile	5%			2034	**	3	\$20,600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	5%			2038	**	5	\$91,900	
Gypsum Board	63%	4+	\$101,600	LIFE	**	5	\$694,500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Elevator Room 1031</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under 7th Floor Balconies At Stairwells</i>								
Granite Panels	2%			LIFE	**			
Plaster	5%	Now	\$39,000	LIFE	**	5	\$27,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Ramp Area At Jury Waiting Room</i>								
Wood	5%			LIFE	**	5	\$367,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	50%	4+	\$93,800	2042	**	5	\$274,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Exposed Concrete	8%			LIFE	**	5	\$13,700	
Gypsum Board	40%	4+	\$93,800	LIFE	**	5	\$548,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 6th Floor At Stairwells</i>								
Metal Panel	2%			LIFE	**	5	\$27,400	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2049	**			
<b>Free Standing Walls</b>								
Under Construction	100%							
<b>Retaining Walls</b>								
Under Construction	100%							
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2034	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	85%			2034	**			
Pavers/Stone	15%			2032	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2042	**			
<b>Activity Yard</b>								
Under Construction	100%							
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2049	**	5	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 5000 Ampere Services</i>								
<b>Transformers</b>								
Dry Type	100%			2042	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Various Ratings</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2049	**	5	\$3,100	
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2045	**	5	\$1,700	
Molded Case Bkrs	90%			2045	**	5	\$17,400	
<b>Wiring</b>								
Thermoplastic	100%			2049	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2042	**	5	\$500	
Motor Control Center	80%			2042	**	5	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : First, Seventh And Mezzanine Floors</i>								
<i>Explanation : Both Sides</i>								
Motor Control Center	10%			2042	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : Used For Smoke Purge</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2042	**	1	\$225,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At Various Locations</i>								
<i>Explanation : Multiple Units</i>								
<b>Generators</b>								
Diesel	100%			2038	**	1	\$283,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1,000 Kilovolt-Ampere</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,600	5	\$27,100	
<b>Fuel Storage</b>								
Day Tank	20%			2045	**	5	\$27,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 275 Gallons</i>							
Main Tank	80%			2057	**	5	\$17,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 10,000 Gallons, Shared With Boiler</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	50%			2034	**	10	\$335,900	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Fluorescent	20%			2034	**	10	\$134,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
HID	30%			2034	**	10	\$7,100	
<b>Egress Lighting</b>								
Exit, LED	60%			2057	**	1		
Exit, Service	10%			2034	**	1		
Exit, Battery	30%			2034	**	10	\$14,800	
<b>Exterior Lighting</b>								
HID	100%			2034	**	10	\$2,200	
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2057	**	5	\$21,500	
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2034	**	1	\$273,600	
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$451,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Vault</i>							
	<i>Explanation : Two 10,000 Gallon Tanks For No.2 Fuel Oil</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$362,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Boilers</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$54,200	
<b>Terminal Devices</b>								
Air Handler	35%			2029	\$3,572,000	1	\$158,500	
Convactor/Radiator	60%			2034	**	1	\$142,000	
Unit Heater - Hot Water	5%			2029	\$135,900			
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2045	**	1		
<i>Other Observation, Extent : Light, Area Affected : 33%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i>								
Conversion Equipment Centrifugal, Elec Chiller	90%			2032	**	1	\$713,400	
Interior Pkg Unit - Cooling	10%	0-2	\$135,700	2027	\$2,713,700	2	\$3,600	
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : Controls System Is Obsolete</i>								
Distribution CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$36,100	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2029	\$8,140,000	1	\$453,000	
<b>Heat Rejection</b>								
Water Cooling Tower	100%	Now	\$1,101,700	2030	\$2,754,300	2	\$589,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i>								
<b>Ventilation</b>								
Exhaust Fans								
Interior	95%			2029	\$2,453,100	2	\$21,300	
Roof	5%			2029	\$60,300	2	\$1,100	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%	Now	\$541,000	2039	**	1		
<i>Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Water Tank In Sub-basement</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater Gas Fired	100%			2024	\$442,700	2	\$10,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Two 250 Gallon Units</i>					
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Sump Pump(s) Submersible	100%			2022	\$24,600	4	\$23,200
	Sewage Ejector(s) Electric	100%			2029	\$209,000	4	\$43,700
	Backflow Preventer Generic	100%			2034	**	1	\$44,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Water Meter Room</i>					
			<i>Explanation : Fire And Domestic Water Service</i>					
	<b>Fixtures</b> Generic	100%						
<b>Vertical Transport</b>								
	<b>Elevators</b> Geared Traction	95%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Twelve Units From Sub-basement To 9th Floor, Eight Units From Sub-basement To 6th Floor, One Unit From 1st to 7th Floor</i>					
			<i>Explanation : 21 Units</i>					
	Hydraulic	5%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					
	<b>Escalators</b> Under 20' Rise	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	<b>Standpipe</b> Generic	100%			2049	**	1-5	\$369,300
	<b>Sprinkler</b> Generic	100%			2039	**	1-2	\$205,200
	<b>Fire Pump</b> Generic	100%			2032	**	1	\$136,800

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BRONX HOUSING COURT  
**Address** : 1118 GRAND CONCOURSE BTWN: E.166 ST. - MC CLELLAN ST.  
**Borough** : BRONX **Agency's Number** : 312-210  
**Program / Asset #** : DGS0041.000 / 4374 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 100,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 11-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,7,9,Mez  
**Block** : 2462 **Lot** : 39 **BIN** : 2101266

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,145,100	\$172,700
Interior Architecture	\$362,600	\$203,600
Electrical		\$2,255,500
Mechanical		\$2,684,800
<b>Total</b>	<b>\$1,507,700</b>	<b>\$5,316,500</b>
Importance Code A	\$1,145,100	\$172,700
Importance Code B	\$258,600	\$5,041,200
Importance Code C	\$104,000	\$102,600
<b>Total</b>	<b>\$1,507,700</b>	<b>\$5,316,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$37,000		\$200	
Interior Architecture	\$387,900			\$23,300
Electrical	\$22,900	\$9,800	\$17,300	\$10,300
Mechanical	\$119,100	\$59,300	\$41,400	\$53,600
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
<b>Total</b>	<b>\$632,800</b>	<b>\$135,000</b>	<b>\$124,900</b>	<b>\$153,100</b>
Importance Code A	\$52,300	\$4,900	\$5,200	\$4,900
Importance Code B	\$488,100	\$130,100	\$119,700	\$144,500
Importance Code C	\$92,400			\$3,700
<b>Total</b>	<b>\$632,800</b>	<b>\$135,000</b>	<b>\$124,900</b>	<b>\$153,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Glass Block	7%	Now	\$136,400	LIFE	**	5	\$5,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear East Facade, Street Level</i>								
Masonry: Brick Cavity	68%	0-2	\$332,700	LIFE	**	5	\$83,900	
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bulkhead And Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And South Facades, Bulkhead</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Louvers</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Below Window Sills And Vents</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkhead, Rear Facade At Adjoining Building</i>								
Masonry: Sandstone	5%	0-2	\$10,000	LIFE	**	5	\$4,600	
<i>Open Joints, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bulkhead</i>								
Metal/Glass Curt Wall	20%	0-2	\$414,100	LIFE	**	5	\$46,300	
<i>Air Infiltration, Extent : Light, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade At Main Stair</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor At Main Stair In North Facade</i>								
<b>Windows</b>								
Aluminum	90%	Now	\$221,000	2046	**	5	\$12,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Upper Floors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Rooms On Upper Floors Through South Facade, 10th Floor Elevator Lobby</i>								
Metal Louvers	10%	4+	\$4,400	2039	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick Cavity	15%			LIFE	**	5-10	\$3,700	
Masonry: Sandstone	5%			LIFE	**	5-10	\$2,200	
Metal Rail	75%	4+	\$7,700	2043	**	5	\$19,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner On The 6th Floor</i>								
Stucco Cement	5%			2043	**	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$41,000	2035	**			
<i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : South Facade 10th Floor</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	10%	Now	\$4,300	2030	\$42,500			
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 10th Through 6th Floor</i>								
Skylight, Plastic Sloped Glazing	5%			2043	**	1		
	3%	Now	\$5,500	LIFE	**	5	\$11,900	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance Canopy</i>								
Interior								
Floors								
Carpet	10%	Now	\$202,100	2032	**	3	\$22,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$65,500	
Ceramic Tile	5%			2039	**	5	\$7,500	
Granite Panels	10%			LIFE	**	5	\$22,500	
Terrazzo	20%			LIFE	**	5	\$46,800	
Vinyl Tile	45%	0-2	\$181,700	2035	**	3	\$25,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Corridor, Basement</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Interior Walls</b>									
Ceramic Tile	5%			2039	**	5	\$7,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$11,700		
Glass: Single Pane	5%	4+	\$23,300	LIFE	**	5	\$5,500		
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : All Levels</i>									
<i>Explanation : Clouded / Staining</i>									
Gypsum Board	50%	Now	\$32,200	LIFE	**	5	\$44,000		
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>									
Masonry: Brick	15%	4+	\$45,300	LIFE	**				
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Main Stair</i>									
Granite Panels	5%	4+	\$31,100	LIFE	**				
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entrance Lobby</i>									
<i>Explanation : Staining/coloring</i>									
Wood	10%			LIFE	**	5	\$117,300		
<b>Ceilings</b>									
AcousTileSusp.Lay-In	60%	0-2	\$76,800	2043	**	5	\$44,900		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : At Dividing Walls On Upper Floors</i>									
Exposed Concrete	10%			LIFE	**	5-10	\$18,700		
Gypsum Board	30%	Now	\$9,600	LIFE	**	5	\$56,100		
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>									
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2065	**				
<b>Retaining Walls</b>									
Cast in Place Concrete	100%			2065	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2043	**				

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
Service Equipment								
	Molded Case Bkrs	100%			2040	**	5	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 3,000 Ampere, One 2,000 Ampere, One 1,600 Ampere And One 1,200 Ampere Main Disconnct Switches</i>								
<hr/>								
	Switchgear / Switchboard							
	Molded Case Bkrs	100%			2040	**	5	\$2,600
<hr/>								
	Raceway							
	Conduit	100%			2040	**	1	
<hr/>								
	Panelboards							
	Molded Case Bkrs	100%			2038	**	5	\$2,600
<hr/>								
	Wiring							
	Thermoplastic	100%			2050	**	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	10%			2035	**	5	\$100
	Motor Control Center	90%			2035	**	5	\$2,500
<hr/>								
<b>Ground</b>								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$2,900
<hr/>								
<b>Stand-by Power</b>								
Transfer Switches								
	Automatic	100%			2035	**	1	\$30,800
<hr/>								
Generators								
	Diesel	100%			2033	**	1	\$38,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : One 400 Kilowatts</i>								
<hr/>								
Batteries								
	Nickel Cadmium	100%			2023	\$1,600	5	\$22,300
<hr/>								
Fuel Storage								
	Day Tank	50%			2038	**	5	\$9,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Penthouse</i>								
<i>Explanation : One 275 Gallons</i>								
<hr/>								
	Main Tank	50%			2045	**	5	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6,000 Gallons</i>								
<hr/>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2030	\$1,043,400	10	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	40%			2030	\$695,600	10	\$36,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2030	\$26,000	1		
Exit, LED	20%			2065	**	1		
Exit, Service	30%			2030	\$10,600	1		
<b>Exterior Lighting</b>								
LED	30%			2038	**			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	\$96,000	1	\$11,200	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2030	\$328,700	1-3	\$19,100	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Vault</i>								
<i>Explanation : One 6,000 Gallon Tank</i>								
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	0-2	\$15,300	2043	**	1	\$44,500	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Sections, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : Two Dual Fuel Hot Water Boilers</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2046	**	4	\$7,400	
<b>Terminal Devices</b>								
Air Handler	40%			2030	\$557,300	1	\$24,700	
Convactor/Radiator	40%			2043	**	1	\$12,900	
Fan Coil Unit/Heat	20%			2030	\$296,800	1	\$6,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2046	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%	0-2	\$21,300	2033	**	1	\$92,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Unit No.1 Has Been Down For More Than One Year.</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Equipment Room</i>								
<i>Explanation : 2 Rotary Screw Chillers, Refrigerant R-22</i>								
Exterior Pkg Unit - Cooling	5%			2025	\$40,100	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit, 10th Floor Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	10%	0-2	\$2,400	2050	**	4	\$500	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 6th Floor Mechanical Room</i>								
<i>Explanation : Under Size Of Conjunctive Piping</i>								
CW & CHW Wtr Pipe/Pump	90%			2050	**	4	\$6,700	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht No Component	95%			2030	\$1,055,700	1	\$58,800	
No Component	5%							
<b>Heat Rejection</b>								
Water Cooling Tower No Component	95%			2028	\$357,200	2	\$95,600	
No Component	5%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	50%	0-2	\$22,800	LIFE	**	2-5	\$27,900	
<i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : The Lower Floor From Mezzanine To 5th Floor Lack Of Airflow.</i>								
Ductwork/Diffusers	50%			LIFE	**	2-5	\$44,100	
<b>Exhaust Fans</b>								
Interior	90%			2030	\$317,300	2	\$2,800	
Roof	10%			2030	\$16,500	2	\$300	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	98%			2050	**	1		
Brass/Copper	2%	0-2	\$14,800	2060	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Deteriorating Roof Tank Shingles</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	85%			2030	\$51,400	2	\$1,200	
Gas Fired	15%	2-4	\$9,100	2030	\$9,100	2	\$200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sixth Floor Mechanical Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$15,100	4	\$3,200	
Sewage Ejector(s)								
Electric	100%	0-2	\$600	2035	**	4	\$4,000	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2035	**	1	\$6,100	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cellar To 10th Floor</i>								
<i>Explanation : 6 Units. No.4 Is Out Of Service For Years. The Rest Units Are Down Frequently.</i>								
Escalators								
Over 20' Rise	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby To 2nd Floors</i>								
<i>Explanation : 2 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2050	**	1-5	\$50,400	
<i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sprinkler								
Generic	100%			2050	**	1-2	\$28,000	
Fire Pump								
Generic	100%			2033	**	1	\$18,700	

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

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BRONX NEIGHBORHOOD GOVERNMENT BUILDING  
**Address** : 4101 WHITE PLAINS ROAD BTWN: E. 229 ST. - E. 230 ST.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DGS0051.000 / 13869 **Yr Built/Renovated** : 1903 / 2002  
**Area Sq Ft** : 15,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-May-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 4832 **Lot** : 9 **BIN** : 2063174

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$82,000	\$18,700
Interior Architecture	\$80,700	
Electrical	\$37,100	\$326,500
Mechanical		\$169,900
<b>Total</b>	<b>\$199,700</b>	<b>\$515,100</b>
Importance Code A	\$82,000	\$18,700
Importance Code B	\$117,800	\$496,400
<b>Total</b>	<b>\$199,700</b>	<b>\$515,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$60,200			
Interior Architecture	\$32,600	\$3,400	\$1,500	\$1,700
Electrical	\$1,500	\$1,000	\$1,100	\$1,400
Mechanical	\$7,700	\$3,200	\$1,900	\$3,200
Site Pavements	\$5,500			
<b>Total</b>	<b>\$107,500</b>	<b>\$7,600</b>	<b>\$4,400</b>	<b>\$6,400</b>
Importance Code A	\$60,600	\$900	\$200	\$900
Importance Code B	\$40,700	\$6,700	\$4,000	\$5,500
Importance Code C	\$6,200		\$200	
<b>Total</b>	<b>\$107,500</b>	<b>\$7,600</b>	<b>\$4,400</b>	<b>\$6,400</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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$37,300		
Masonry: Granite	5%			LIFE	**	5	\$1,700		
Masonry: Limestone	10%			LIFE	**	5	\$3,500		
Wood	5%	Now	\$12,900	2035	**	5	\$2,900		
<i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>									
<i>Location : At Dormers And Cupola</i>									
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Dormers, Fascia Boards And Cupola</i>									
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : At Dormers And Cupola</i>									
Windows									
Aluminum	95%			2046	**	5	\$800		
Wood	5%	Now	\$1,200	2055	**	5	\$200		
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Basement</i>									
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Basement</i>									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$3,600		
Masonry: Brick	20%			LIFE	**	5-10	\$3,500		
No Component	75%								
Roof									
Built-Up (BUR)	10%	Now	\$37,500	2040	**				1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At Junction Of Carriage House, Meeting Room B</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Meeting Room B</i>									
Built-Up (BUR)	5%			2030	\$18,700	10	\$1,300		
Copper/Terne	40%	Now	\$44,500	2045	**				
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Lower Roofs</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Over Attic Office</i>									
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Various Metal Roofs</i>									
<i>Explanation : Coated With Liquid Membrane</i>									
Metal Panel	25%	Now	\$15,600	2035	**				1
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Over Carriage House</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Over Carriage House</i>									
Roll Roofing	15%			2026	\$17,100	5	\$6,500		
Skylight, Metal/Glass	5%			2040	**	10	\$4,400		

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	5%			2029	\$15,100	3	\$1,700	
Cast in Place Concrete	5%	Now	\$2,500	LIFE	**	5	\$2,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2039	**	5	\$1,100	
Vinyl Tile	40%	Now	\$80,700	2040	**	3	\$3,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 3rd Floor</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2038	**	3	\$2,100	
Wood	20%			2045	**	5	\$8,400	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$400	
Gypsum Board	30%			LIFE	**	5-10	\$3,900	
Masonry: Brick	5%			LIFE	**	10	\$100	
Plaster	55%			LIFE	**	5-10	\$3,500	
Plaster	5%	Now	\$600	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2047	**	5	\$6,700	
Gypsum Board	25%			LIFE	**	5-10	\$19,300	
Plaster	25%			LIFE	**	5-10	\$9,600	
Plaster	20%	4+	\$6,200	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Retaining Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$4,800	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : White Plains Road</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

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

Site Pavements

On-Site Walkways

Cast in Place Concrete      100%    4+                      \$700    2035                      \* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

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

Under 600 Volts

Service Equipment

Fused Disc Sw                      50%                      2040                      \* \*    5

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

Fused Disc Sw                      50%                      2030                      \$2,600    5

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs                      100%                      2030                      \$103,400    5                      \$400

Raceway

Conduit                      20%                      2040                      \* \*    1

Conduit                      80%                      2030                      \$23,500    1

Panelboards

Fused Disc Sw                      5%                      2038                      \* \*    5

Molded Case Bkrs                      20%                      2038                      \* \*    5                      \$100

Molded Case Bkrs                      75%                      2029                      \$23,700    5                      \$300

Wiring

Braided Cloth                      75%    2-4                      \$37,100    2055                      \* \*    1

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

*Location : Throughout The Building*

Thermoplastic                      25%                      2040                      \* \*    1

Ground

Grounding Devices

Generic                      100%                      LIFE                      \* \*    5                      \$400

Lighting

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	60%			2030	\$54,200	10	\$8,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	5%			2030	\$4,500	10	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby And Hallways</i>						
		<i>Explanation : Compact Fluorescent Light</i>						
HID	4%			2030		10		
Incandescent	1%			2030	\$2,000	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	\$10,700	10	\$1,800	
Exit, Service	50%			2030	\$2,600	1		
<b>Exterior Lighting</b>								
HID	30%			2030	\$18,000	10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2038	**	1	\$1,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Perimeter Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2030	\$164,300	1-3	\$9,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Electricity	75%			2040	**	1		
Natural Gas	25%			2040	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	25%	0-2	\$400	2025	\$8,800	1	\$1,700	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : The Shell</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time</i>								
Heat Pump Air Sourced	60%			2034	**	2	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units</i>								
Heat Pump Air Sourced	15%			2028		2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Explanation : 4 Units</i>								
<b>Terminal Devices</b>								
Fan Coil Unit/Heat	60%			2035	**	1	\$2,900	
Fan Coil Unit/Heat	15%			2030	\$33,400	1	\$700	
No Component	25%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	25%			2025	\$46,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit On Lower Roof</i>								
Split Unit	15%			2030	\$47,600			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4 Units, Lower Roof</i>								
Split Unit	60%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 7 Units. R-410a</i>								
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	15%			2030	\$42,400	1	\$700	
Fan Coil - 2 Pipe	60%			2035	**	1	\$2,900	
No Component	25%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	15%			2030	\$4,500	2	\$1,600	
Air Cooled Condenser Unit	60%			2038	**	2	\$6,300	
No Component	25%							
<b>Ventilation</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**

**Asset # : 13869**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$9,900
	No Component	25%						
<b>Exhaust Fans</b>								
	Interior	65%			2030	\$34,400	2	\$300
	Roof	35%			2025	\$8,600	2	\$200
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2040	* *	1	
<b>Water Heater</b>								
	Not Accessible	100%						
<b>Sanitary Piping</b>								
	Cast Iron	100%	0-2	\$2,200	LIFE	* *	1	
			<i>Corroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	* *	1	
<b>Sump Pump(s)</b>								
	Submersible	100%			2021	\$500	4	\$500
<b>Fixtures</b>								
	Generic	100%						

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

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

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BROOKLYN BOROUGH HALL  
**Address** : 209 JORALEMON STREET @COURT ST.  
**Borough** : BROOKLYN **Agency's Number** : 312-301  
**Program / Asset #** : DGS0023.000 / 2035 **Yr Built/Renovated** : 1846 / 2005  
**Area Sq Ft** : 55,900 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors G,1,2,3  
**Block** : 139 **Lot** : 1 **BIN** : 3000256

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$78,900	\$263,200
Interior Architecture	\$59,800	\$943,100
Electrical		\$38,900
Mechanical	\$666,300	\$661,600
Site Pavements	\$119,100	
<b>Total</b>	<b>\$924,100</b>	<b>\$1,906,700</b>
Importance Code A	\$165,700	\$263,200
Importance Code B	\$639,400	\$740,900
Importance Code C	\$119,100	\$902,700
<b>Total</b>	<b>\$924,100</b>	<b>\$1,906,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$9,800	
Interior Architecture	\$44,500	\$2,000	\$4,900	\$361,000
Electrical	\$2,300	\$1,400	\$1,900	\$1,700
Mechanical	\$47,500	\$10,400	\$31,300	\$11,400
Site Enclosure	\$1,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$103,300</b>	<b>\$21,600</b>	<b>\$55,900</b>	<b>\$382,000</b>
Importance Code A		\$2,800	\$12,700	\$2,800
Importance Code B	\$102,200	\$18,800	\$43,200	\$377,400
Importance Code C	\$1,100			\$1,800
<b>Total</b>	<b>\$103,300</b>	<b>\$21,600</b>	<b>\$55,900</b>	<b>\$382,000</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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN BOROUGH HALL**  
**Asset # : 2035**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Limestone	95%			LIFE	**	5	\$70,300	
Metal Panel	5%			2038	**	5-10	\$33,900	
Windows								
Wood	100%			2036	**	5	\$157,900	
Parapets								
Masonry: Limestone	90%			LIFE	**	5	\$2,000	
Metal Cornice	10%			2043	**	10	\$600	
Roof								
Copper/Terne	75%			2056	**	10	\$78,900	
Skylight, Metal/Glass	25%			2048	**	10	\$35,000	
<b>Interior</b>								
Floors								
Carpet	30%	4+	\$34,700	2024	\$347,400	3	\$35,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i>								
<i>Location : 4th Floor Office</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$8,600	
Ceramic Tile	5%			2037	**	5	\$3,900	
Mosaic Tile	5%			2033	**	5	\$9,900	
Marble Panels	45%			LIFE	**	5	\$26,600	
Wood	10%	4+	\$59,800	2031	**	5	\$7,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 40%</i>								
<i>Location : Ground Floor At Mechanical Room</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Fabric on Framing	5%			2029	\$845,000	5	\$3,600	
Marble Panels	30%			LIFE	**			
Plaster	50%			LIFE	**	5	\$21,600	
Wood	10%			LIFE	**	5	\$57,700	
Ceilings								
Plaster	10%	Now	\$9,800	LIFE	**	5	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Third Floor Corridor</i>								
Plaster	15%			LIFE	**	5	\$6,100	
Plaster	75%			LIFE	**	5	\$30,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,100	2048	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								
Site Pavements								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN BOROUGH HALL**  
**Asset # : 2035**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
On-Site Walkways								
Masonry: Granite	75%	4+	\$45,500	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	25%	Now	\$73,600	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Marble Steps At Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Marble Steps At Entrance</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2038	**	5	\$200	
Raceway								
Conduit	90%			2038	**	1		
Conduit	10%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2036	**	5	\$100	
Molded Case Bkrs	80%			2036	**	5	\$1,200	
Molded Case Bkrs	10%			2044	**	5	\$100	
Wiring								
Thermoplastic	80%			2038	**	1		
Thermoplastic	20%			2048	**	1		
Motor Controllers								
Locally Mounted	90%			2033	**	5	\$300	
Locally Mounted	10%			2041	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2036	**			
Egress Lighting								
Exit, LED	100%			2063	**	1		
Exterior Lighting								
HID	80%			2033	**	10	\$100	
LED	20%			2036	**			

## Alarm

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN BOROUGH HALL**  
**Asset # : 2035**

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2028

\$38,900

1

\$4,200

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

\* \*

1-3

\$10,600

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

**Heating**

## Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

Now

\$86,700

2043

\* \*

1

\$24,900

*Abandoned in Place, Extent : Light, Area Affected : 100%**Location : Ground Floor Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Hot Water Pumped From Supreme Court Building*

## Distribution

Hot Wtr Piping/Pump

100%

2027

\$93,900

4

\$2,800

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Pump In 1st Floor Mechanical Room*

## Terminal Devices

Air Handler

40%

2023

\$338,700

1

\$13,800

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Roof*

Fan Coil Unit/Heat

60%

2028

\$541,200

1

\$10,800

**Air Conditioning**

## Energy Source

District Chilled Water

100%

2038

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Supplied From Brooklyn Municipal Building**Explanation : Chilled Water*

## Conversion Equipment

Window/Wall Unit

2%

2023

\$2,500

1

No Component

98%

## Distribution

CW &amp; CHW Wtr Pipe/Pump

100%

Now

\$600

2038

\* \*

4

\$2,800

*Corroded, Extent : Moderate, Area Affected : 5%**Location : At Entrance To The Building**Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Transfer Chilled Water Piping*

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN BOROUGH HALL**  
**Asset # : 2035**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Terminal Devices								
Air Handler/Cool/Ht	40%			2023	\$5,400	1	\$13,800	
Fan Coil - 4 Pipe	60%			2028	\$16,900	1	\$10,800	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$27,700	LIFE	**	2-5	\$31,200	
<i>Broken, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Attic</i>								
<i>Other Observation, Extent : Light, Area Affected : 1%</i>								
<i>Location : Attic</i>								
<i>Explanation : No Access At Time Of Survey</i>								
<b>Exhaust Fans</b>								
Interior	100%	Now	\$10,700	2023	\$214,300	2	\$1,400	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Toilet Exhaust Fans</i>								
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2041	**	1		
<b>Water Heater</b>								
Electric	50%			2026	\$26,500	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Two 120 Gallons</i>								
Electric	50%			2021	\$26,500	4	\$200	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby : 3rd Floor</i>								
<i>Explanation : 2 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2048	**	1-5	\$29,200	
<b>Sprinkler</b>								
No Component	75%							
Generic	25%			2048	**	1-2	\$3,900	
<b>Fire Pump</b>								
Generic	100%			2037	**	1	\$10,400	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : **BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Address** : **120 SCHERMERHORN STREET @ SMITH ST.**  
**Borough** : **BROOKLYN** Agency's Number : **312-304**  
**Program / Asset #** : **DGS0021.000 / 2061** Yr Built/Renovated : **1932 / 2012**  
**Area Sq Ft** : **264,100** Project Type : **REAL PROPERTY**  
**Date of Survey** : **01-Jul-2016** Landmark Status : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,4,8,11,12,13**  
**Block** : **169** Lot : **17** BIN : **3000534**

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,148,000	\$1,585,500
Interior Architecture	\$865,900	\$3,300,700
Electrical	\$132,300	\$658,400
Mechanical	\$1,584,100	\$6,806,700
<b>Total</b>	<b>\$6,730,300</b>	<b>\$12,351,300</b>
Importance Code A	\$4,148,000	\$1,585,500
Importance Code B	\$2,401,600	\$10,610,500
Importance Code C	\$180,800	\$155,300
<b>Total</b>	<b>\$6,730,300</b>	<b>\$12,351,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$26,500			
Interior Architecture	\$152,000	\$27,600	\$850,400	\$66,900
Electrical	\$36,100	\$69,300	\$45,200	\$52,100
Mechanical	\$96,900	\$53,300	\$71,700	\$48,300
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
<b>Total</b>	<b>\$465,400</b>	<b>\$304,100</b>	<b>\$1,121,300</b>	<b>\$321,300</b>
Importance Code A	\$52,600	\$26,200	\$26,800	\$26,200
Importance Code B	\$412,800	\$277,900	\$1,094,400	\$295,100
Importance Code C				
<b>Total</b>	<b>\$465,400</b>	<b>\$304,100</b>	<b>\$1,121,300</b>	<b>\$321,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**

**Asset # : 2061**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$166,900	LIFE	**	5	\$139,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>								
<i>Location : Emergency Generator Area</i>								
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
Cast Iron	2%	Now	\$196,300	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Finials Missing At Main Entrance, West Bay</i>								
Copper/Terne	2%			2047	**	10	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Decorative Metal Panels</i>								
Masonry: Brick	30%	Now	\$535,800	LIFE	**	5	\$167,900	
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Roof Exits</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Walls Around Roof Areas Over 12th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ladies Locker Room In Cell Area</i>								
Masonry: Granite	10%	Now	\$350,000	LIFE	**	5	\$42,000	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Grade Level</i>								
Masonry: Limestone	35%	4+	\$452,700	LIFE	**	5	\$146,900	
<i>Repairs in Progress, Extent : Light, Area Affected : 66%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	16%			LIFE	**	5	\$67,100	
Windows								
Aluminum	50%	Now	\$1,983,800	2052	**	5	\$22,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyard Windows</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Courtyard Windows</i>								
Bronze/Brass	5%			2035	**	5	\$28,000	
Steel	35%			2035	**	5	\$391,600	
Steel	10%			2035	**	5	\$111,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Street Level</i>								
<i>Explanation : Protective Metal Grilles</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Asset # : 2061**

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$65,700	LIFE	**	5	\$10,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 12th Floor, Penthouse Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouses Throughout</i>								
Masonry: Limestone	10%	Now	\$26,500	LIFE	**	5	\$1,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Parapets - Throughout</i>								
Roof								
Copper/Terne	60%	Now	\$293,100	2042	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 12th Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 12th Floor Roof, Drain To Basement</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>								
<i>Location : North West Corner - 12th Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Recent Patches</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Near Electrical Room In Basement</i>								
Modified Bitumen	40%	Now	\$103,700	2027	\$518,300			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor Correction Officers Area</i>								
<i>Ponding, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 11th Floor Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over 9th Floor Correction Officers Area And 4th Floor Offices</i>								
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**

**Asset # : 2061**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%	Now	\$85,000	2023	\$850,400	3	\$94,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entry Vestibule</i>								
Cast in Place Concrete	10%	Now	\$34,600	LIFE	**	5	\$137,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Adjacent To Airshaft - Disfunctional Trap</i>								
Ceramic Tile	5%	Now	\$32,300	2036	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cork Tile	10%			2037	**	5	\$55,100	
Marble Panels	10%			LIFE	**	5	\$47,200	
Terrazzo	10%	0-2	\$61,900	LIFE	**	5	\$49,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	45%	Now	\$254,900	2027	\$2,549,100	3	\$106,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Community Service, 4th Floor Corridors And Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	
Gypsum Board	10%			LIFE	**	5	\$23,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%	Now	\$81,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Near Exit F On 11th Floor</i>								
Marble Panels	20%			LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Plaster	30%	Now	\$98,900	LIFE	**	5	\$35,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	10%			LIFE	**	5	\$155,300	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Asset # : 2061**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$40,400	2032	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$4,900	
Plaster	75%	Now	\$327,900	LIFE	**	5	\$295,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Electric Room in Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Rooms 1103, 1102A</i>								
Plaster	5%			LIFE	**	5	\$19,700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								
Transformers								
Dry Type	50%			2044	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 750 Kilovolt-ampere , 480/208/120 Volts</i>								
Dry Type	50%			2032	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : 16- 51 Kilovolt-ampere, 208/120 Volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$7,000	
Raceway								
Conduit	80%			2053	**	1		
Conduit	20%			2027	\$82,500	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5	\$300	
Molded Case Bkrs	95%			2049	**	5	\$6,600	
Wiring								
Braided Cloth	10%	2-4	\$63,600	2052	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	90%			2053	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**

**Asset # : 2061**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2025	\$79,100	5	\$200	
Variable Frequency Drive	90%			2044	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$3,900	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2044	**	1	\$81,300	
Generators								
Diesel	100%			2040	**	1	\$102,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated At 1300 Kilowatts</i>					
<b>Batteries</b>								
Nickel Cadmium	100%			2022	\$1,600	5	\$58,900	
<b>Fuel Storage</b>								
Day Tank	50%			2049	**	5	\$24,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 275 Gallons Rated Capacity</i>					
Main Tank	50%			2042	**	5	\$3,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two 20,000 Gallon Rated Capacity</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	3%			2035	**	10	\$7,300	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby</i>					
Fluorescent	96%			2035	**	10	\$232,500	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	1%			2027	\$45,900	2	\$100	
<b>Egress Lighting</b>								
Emergency, Service	50%			2022	\$68,700	1		
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$211,000	10	\$200	
No Component	80%							
<b>Alarm</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**

**Asset # : 2061**

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

**Alarm**

Security System

No Component

70%

Generic

30%

2035

\*\*

1

\$29,600

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

*Location : Public Spaces And Outside*

*Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

\*\*

1-3

\$162,700

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

*Location : Throughout The Building*

*Explanation : Smoke Detector, Alarm Bells, Strobe Lights, Horns And Manual Pull Stations*

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

**Heating**

Energy Source

Interruptible Gas/Dual

100%

2037

\*\*

1

Fuel

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

*Location : Sub-basement*

*Explanation : Gas / #4*

Conversion Equipment

Steam Boiler

100%

2032

\*\*

1

\$261,600

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

*Location : Sub-basement Boiler Room*

*Explanation : 4 Units*

Distribution

Central Plant Steam

100%

2027

\$4,428,800

4

\$13,000

Piping/Pmp

Terminal Devices

Air Handler

10%

2035

\*\*

1

\$16,300

Convactor/Radiator

90%

2025

\$1,260,800

1

\$76,800

**Air Conditioning**

Energy Source

Electricity

100%

2035

\*\*

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Asset # : 2061**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	10%			2040	**	1	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement Ac Room</i>								
<i>Explanation : R-410a</i>								
Split Unit	10%	2-4	\$558,600	2037	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various In The Ceiling</i>								
<i>Explanation : R-22. On Extended Life Time, Inefficient Units</i>								
Window/Wall Unit	70%			2022	\$381,700	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	**	4	\$2,000	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	**	1	\$16,300	
Fan Coil - 2 Pipe	10%	2-4	\$448,100	2037	**	1	\$7,700	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : On Extended Life Time, Inefficient Units.</i>								
No Component	80%							
Heat Rejection								
Evaporative Condenser	10%	2-4	\$73,000	2037	**	2	\$14,700	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various</i>								
<i>Explanation : On Extended Life Time, Inefficient Units.</i>								
Water Cooling Tower	10%			2031	**	2	\$26,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	**	2-5	\$36,800	
No Component	75%							
Exhaust Fans								
Interior	25%	Now	\$46,500	2027	\$232,700	2	\$1,600	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Various</i>								
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%	Now	\$34,400	2025	\$344,500	1		
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Asset # : 2061**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger Steam Fired	100%	Now	\$41,700	2027	\$416,700	4	\$26,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System, Boiler Room</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%	Now	\$8,000	2027	\$39,900	4	\$5,600	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Compressed Air	100%			2027	\$48,800	4	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Sets Of Ejectors</i>								
Backflow Preventer Generic	100%			2035	**	1	\$16,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 10 Units From Lobby To 11th Floor, 2 Units From Basement To 11th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
Standpipe Generic	100%			2037	**	1-5	\$133,200	
Sprinkler No Component Generic	80% 20%			2047	**	1-2	\$14,800	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : **BROOKLYN MUNICIPAL BUILDING**  
**Address** : **208-242 JORALEMON STREET @ COURT ST.**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **312-305**  
**Program / Asset #** : **DGS0020.000 / 2060**                      **Yr Built/Renovated** : **1924 / 2012**  
**Area Sq Ft** : **468,000**                      **Project Type** : **REAL PROPERTY**  
**Date of Survey** : **28-Jun-2016**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,7,9,11,13,14,p,s**  
**Block** : **266**                      **Lot** : **30**                      **BIN** : **3002558**

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$17,696,600	\$495,500
Interior Architecture	\$7,234,300	\$2,773,100
Electrical	\$3,967,000	\$4,337,400
Mechanical	\$5,338,000	\$8,111,800
<b>Total</b>	<b>\$34,235,900</b>	<b>\$15,717,700</b>
Importance Code A	\$17,696,600	\$780,000
Importance Code B	\$14,879,000	\$14,856,300
Importance Code C	\$1,660,200	\$81,400
<b>Total</b>	<b>\$34,235,900</b>	<b>\$15,717,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$5,500			
Interior Architecture	\$659,400	\$9,800	\$2,123,400	\$147,400
Electrical	\$52,600	\$40,500	\$38,400	\$36,900
Mechanical	\$243,100	\$155,100	\$283,800	\$141,400
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
<b>Total</b>	<b>\$1,126,400</b>	<b>\$371,200</b>	<b>\$2,611,300</b>	<b>\$491,500</b>
Importance Code A	\$51,900	\$47,400	\$46,300	\$46,300
Importance Code B	\$1,052,200	\$323,900	\$2,565,000	\$445,200
Importance Code C	\$22,400			
<b>Total</b>	<b>\$1,126,400</b>	<b>\$371,200</b>	<b>\$2,611,300</b>	<b>\$491,500</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	10%	Now	\$517,400	LIFE	**	5	\$54,000	
	<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
Masonry: Granite	5%	Now	\$169,000	LIFE	**	5	\$20,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	80%	Now	\$9,991,900	LIFE	**	5	\$324,200	
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
Metal/Glass Curt Wall	1%	Now	\$907,100	LIFE	**	5	\$10,100	
	<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Stucco Cement	4%	Now	\$662,300	2047	**	5	\$27,000	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Windows								
Aluminum	95%	Now	\$3,135,700	2035	**	5	\$70,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Crack/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Steel	5%	Now	\$411,500	2052	**	5	\$46,500	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Stairs</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Masonry: Brick	15%	Now	\$50,400	LIFE	**	5	\$2,700	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, 13th Floor</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face, 13th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$345,000	LIFE	**	5	\$19,600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cornices</i>								
<i>Explanation : Top Of Cornice Is Covered With Roll Roofing Material</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$52,800	2037	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Receiving Area Over Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Copper/Terne	50%	Now	\$526,000	2042	**			
<i>Deformed/Dented, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Over Penthouse And 12th Floor</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Paver: Asphalt	2%	Now	\$5,500	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over First Floor Mechanical Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over First Floor Mechanical Space, Office Space</i>								
Single Ply Membrane	38%	Now	\$927,700	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%	Now	\$530,800	2029	\$530,800	3	\$59,000	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Carpet	20%	0-2	\$106,200	2023	\$2,123,400	3	\$235,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%	Now	\$43,300	LIFE	* *	5	\$86,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%	Now	\$80,600	2036	* *	5	\$19,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	10%	Now	\$602,600	LIFE	* *	5	\$59,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	5%	Now	\$1,234,100	2037	* *	5	\$29,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terrazzo	10%	Now	\$386,700	LIFE	* *	5	\$61,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	30%	Now	\$212,200	2027	\$2,121,600	3	\$88,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2022	\$707,200	3	\$29,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$318,800	LIFE		**		
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout Basement And Sub-basement</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	5%	Now	\$69,500	2036		**	5	\$11,900
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	2%	0-2	\$22,400	LIFE		**	5	\$3,800
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Gypsum Board	5%			LIFE		**	5	\$14,300
Masonry: Brick	5%	Now	\$49,100	LIFE		**		
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	3%	Now	\$63,200	LIFE		**		
	<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Marble Panels	18%	Now	\$723,000	LIFE		**		
	<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Basement Corridor Near Room B8</i>							
Plaster	30%			LIFE		**	5	\$42,900
Plaster	27%	Now	\$436,600	LIFE		**	5	\$38,600
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2032	**	5	\$314,500	
AcousTileSusp.Lay-In	15%	0-2	\$1,009,200	2047	**	5	\$59,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
AcousTileSusp.Lay-In	5%			2044	**	5	\$39,300	
Exposed Concrete	10%	Now	\$267,600	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Plaster	20%			LIFE	**	5	\$98,300	
Plaster	8%	Now	\$873,300	LIFE	**	5	\$39,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	2%			LIFE	**	5	\$9,800	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	80%			2027	\$284,500	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms In Basement And Sub-basement</i>								
<i>Explanation : Three 4000 Ampere Main Service And Two 1200 Ampere, One 2000 Ampere Sub-service Disconnect Switches</i>								
Fused Disc Sw	20%			2037	**	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Four 800 Amperes Emergency Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2025	\$16,700	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Rooms - Sub-basement</i>								
<i>Explanation : Two 1,000 Kilovolt-ampere 480/277volts Pri - 208/120 Volts Sec</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	75%			2027	\$620,400	5	\$1,800	
Fused Disc Sw	20%			2027	\$165,400	5	\$400	
Fused Disc Sw	5%			2047	**	5	\$100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
	Busway	10%			2025	\$100,000	1	
	Conduit	85%			2027	\$850,400	1	
	Conduit	5%			2047	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	10%			2026	\$77,500	5	\$1,100
	Molded Case Bkrs	80%			2026	\$619,800	5	\$9,900
	Molded Case Bkrs	10%			2043	**	5	\$1,200
<b>Wiring</b>								
	Braided Cloth	45%	2-4	\$695,600	2052	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Busway	10%			2025	\$154,600	1	
	Thermoplastic	35%			2027	\$541,100	1	
	Thermoplastic	5%			2047	**	1	
	Thermoplastic	5%			2053	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	15%			2025	\$4,700	5	\$500
	Locally Mounted	5%			2040	**	5	\$200
	Motor Control Center	70%			2025	\$714,000	5	\$8,900
	Variable Frequency Drive	10%			2044	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$6,900
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2025	\$9,400	1	\$144,000
<b>Generators</b>								
	Diesel	100%			2023	\$77,400	1	\$181,200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 75 Kilowatts For Fire Pumps Only</i>								
<b>Batteries</b>								
	Lead/Acid	100%			2021	\$1,600	5	\$17,300
<b>Fuel Storage</b>								
	Main Tank	100%			2030	\$59,900	5	\$13,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room In Basement</i>								
<i>Explanation : One 55 Gallons</i>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	5%			2032	**	10	\$21,500	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2022	\$564,100	10	\$85,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	75%			2032	**	10	\$321,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Battery	35%			2022	\$233,700	10	\$39,500	
Emergency, Battery	15%			2035	**	10	\$16,900	
Exit, LED	15%			2062	**	1		
Exit, Service	35%			2022	\$57,700	1		
<b>Exterior Lighting</b>								
HID	100%			2022	\$1,869,700	10	\$1,400	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2027	\$149,800	1	\$17,500	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$28,800	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2032	**	1	\$463,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	75%			2035	**	4	\$17,300	
Central Plant Steam Piping/Pmp	25%			2037	**	4	\$8,600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	25%			2027	\$1,630,100	1	\$72,400	
Convactor/Radiator	10%			2025	\$248,200	1	\$15,100	
Fan Coil Unit/Heat	50%			2022	\$3,472,300	1	\$75,600	
Fan Coil Unit/Heat	15%			2032	**	1	\$22,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2036	**	1	\$303,900	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>					
			<i>Location : 3 Units, Sub-basement Refrigeration Plant</i>					
Interior Pkg Unit - Cooling	10%			2021	\$1,733,800	2	\$2,900	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Various Locations</i>					
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : Multiple Units</i>					
Reciprocating Compr/Chiller	5%			2035	**	1	\$10,900	
			<i>Other Observation, Extent : Light, Area Affected : 5%</i>					
			<i>Location : 3rd Floor</i>					
			<i>Explanation : Refrigerant 410a</i>					
No Component	25%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	65%			2037	**	4	\$22,500	
No Component	35%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	65%			2027	\$2,535,300	1	\$188,100	
No Component	35%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	5%			2035	**	2	\$16,300	
Water Cooling Tower	60%			2025	\$791,900	2	\$282,600	
No Component	35%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$261,000	
Exhaust Fans								
Interior	95%			2027	\$1,567,200	2	\$13,600	
Roof	5%			2027	\$38,500	2	\$700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%			2032	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	HW Heat Exchanger Steam Fired	100%			2027	\$738,500	4	\$46,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Domestic H W</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%	Now	\$19,300	LIFE	**	1	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
	Sump Pump(s) Non-Submersible	100%			2022	\$70,700	4	\$14,800
	Sewage Ejector(s) Compressed Air	100%			2027	\$86,400	4	\$4,700
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 5 Units From Basement To 13th Floor, 5 Units From Basement To 7th Floor, 2 Units From Sub-basement To 14th Floor</i>								
<i>Explanation : 12 Units</i>								
Fire Suppression								
	Standpipe Generic	100%			2037	**	1-5	\$236,000
	Sprinkler Generic	100%			2037	**	1-2	\$131,100
	Fire Pump Generic	100%			2030	\$298,500	1	\$87,400

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : BROOKLYN SUPREME COURT  
**Address** : 360 ADAMS STREET @CADMAN PLAZA  
**Borough** : BROOKLYN **Agency's Number** : 312-325  
**Program / Asset #** : DGS0019.000 / 1573 **Yr Built/Renovated** : 1955 / 2013  
**Area Sq Ft** : 594,168 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 2,9,11  
**Block** : 139 **Lot** : 20 **BIN** : 3000257

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$12,535,300	\$864,300
Interior Architecture	\$2,915,300	\$4,548,600
Electrical	\$4,915,800	\$5,729,600
Mechanical	\$16,558,400	\$6,136,100
<b>Total</b>	<b>\$36,924,800</b>	<b>\$17,278,600</b>
Importance Code A	\$12,535,300	\$3,302,700
Importance Code B	\$24,389,500	\$13,580,400
Importance Code C		\$395,400
<b>Total</b>	<b>\$36,924,800</b>	<b>\$17,278,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$34,200			
Interior Architecture	\$53,600	\$94,700		\$72,300
Electrical	\$26,100	\$25,700	\$50,300	\$22,600
Mechanical	\$248,300	\$229,300	\$366,900	\$220,000
Site Enclosure	\$6,100			
Site Pavements	\$22,500			
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
<b>Total</b>	<b>\$588,600</b>	<b>\$547,500</b>	<b>\$615,000</b>	<b>\$512,600</b>
Importance Code A	\$98,400	\$58,300	\$59,800	\$58,300
Importance Code B	\$457,000	\$466,800	\$555,200	\$454,300
Importance Code C	\$33,200	\$22,500		
<b>Total</b>	<b>\$588,600</b>	<b>\$547,500</b>	<b>\$615,000</b>	<b>\$512,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$154,000	LIFE	**	5	\$43,000	1
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exposed Spandrel Beam At Penthouse</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Exposed Spandrel Beam At Penthouse</i>								
Masonry: Brick	10%	Now	\$137,300	LIFE	**	5	\$43,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Penthouse</i>								
Masonry: Limestone	73%	Now	\$10,889,600	LIFE	**	5	\$235,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Metal Panel	7%	4+	\$45,800	2038	**	5	\$56,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Granite Panels	1%	Now	\$24,100	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Entire 1st Floor Building Perimeter And Areaways</i>								
Window Wall	7%			2048	**	5	\$112,900	
Windows								
Aluminum	41%	Now	\$42,400	2036	**	5	\$23,900	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 11th Floor</i>								
Metal Louvers	59%			2037	**	10	\$429,800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	50%	Now	\$445,700	LIFE	**	5	\$24,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Face</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Missing Coping Or Cap Flashing</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Various Column Enclosures</i>								
Masonry: Limestone	50%	2-4	\$269,400	LIFE	**	5	\$30,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	4+	\$494,500	2033	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Under Cooling Tower Area</i>								
Soffits								
Stucco Cement	100%			2041	**	5	\$20,100	
Interior								
Floors								
Carpet	10%			2027	\$1,200,800	3	\$177,900	
Cast in Place Concrete	5%	4+	\$48,900	LIFE	**	5	\$97,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%			2037	**	5	\$44,500	
Terrazzo	10%			LIFE	**	5	\$69,500	
Vinyl Tile	45%			2028	\$3,599,500	3	\$150,100	
Vinyl Tile 9" X 9"	25%	Now	\$2,590,700	2038	**	3	\$83,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Record Rooms In Basement</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$44,900	
Concrete Masonry Unit	10%			LIFE	**	5	\$35,900	
Marble Panels	62%			LIFE	**			
Plaster	3%	4+	\$4,600	LIFE	**	5	\$8,100	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : 11th Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 11th Floor</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$359,500	
<b>Ceilings</b>								
AcousTileConcealSpLn	3%	4+	\$4,600	2033	**	5	\$16,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : 11th Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 11th Floor</i>								
AcousTileSusp.Lay-In	62%			2033	**	5	\$551,400	
Exposed Concrete	15%			LIFE	**	5	\$20,800	
Plaster	20%			LIFE	**	5	\$111,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%	4+	\$5,500	2063	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Side Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Side At Driveway Entrances</i>								
<b>Free Standing Walls</b>								
Masonry: Fieldstone	100%	Now	\$600	2048	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Side Of Building</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : East Side Of Building</i>								
<i>Explanation : Masonry Walls Clad In Granite</i>								
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	65%			2041	**			
Masonry: Granite	25%	Now	\$17,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Entry Stair And South Side Of Building</i>								
Pavers/Stone	10%	4+	\$4,400	2037	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side Of Building</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

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

## Site Pavements

Parking/Driveway  
Asphalt

100% Now \$900 2031 \*\*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Bottom Of Driveway At Parking Area*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker

100% 2048 \*\* 5 \$3,100

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

*Location : Electrical Room*

*Explanation : 2- 4000 Amperes Siemens Power Breakers*

## Transformers

Dry Type

100% 2041 \*\* 5 \$2,200

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

*Location : Electrical Room*

*Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere*

## Switchgear / Switchboard

Air Circuit Breaker

100% 2048 \*\* 5 \$3,100

## Raceway

Conduit

40% 2048 \*\* 1

Conduit

60% 2028 \$371,500 1

## Panelboards

Fused Disc Sw

5% 2044 \*\* 5 \$700

Molded Case Bkrs

50% 2044 \*\* 5 \$7,800

Molded Case Bkrs

45% 2027 \$256,200 5 \$7,000

## Wiring

Braided Cloth

30% 2-4 \$286,100 2053 \*\* 1

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

*Location : Upper Floors*

Thermoplastic

50% 2048 \*\* 1

Thermoplastic

20% 2038 \*\* 1

## Motor Controllers

Locally Mounted

10% 2048 \*\* 5 \$400

*Recent Installation, Extent : Light, Area Affected : 10%*

*Location : Throughout*

Locally Mounted

10% 2041 \*\* 5 \$400

Motor Control Center

40% 2041 \*\* 5 \$6,500

Motor Control Center

40% 2026 \$449,700 5 \$6,500

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	60%			2033	**	10	\$327,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>								
<i>Location : Offices</i>								
Fluorescent	40%	4+	\$4,133,100	2038	**			
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement And Floors Area</i>								
<b>Egress Lighting</b>								
Emergency, Battery	20%			2023	\$169,600	10	\$28,700	
Exit, LED	80%			2056	**	1		
<b>Exterior Lighting</b>								
HID	100%			2028	\$2,373,800	10	\$1,800	
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2033	**	1	\$66,600	
<b>Fire/Smoke Detection</b>								
No Component	65%							
Generic, Analog	35%			2028	\$2,278,500	1-3	\$128,100	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 48,000 Gallon Fuel Tank</i>								
<b>Conversion Equipment</b>								
Heat Exchanger, Plate & Frame	2%			2031	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units Also Sevrves Borough Hall</i>								
Steam Boiler	64%			2026	\$2,438,400	1	\$376,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 3 Units - One Unit Not Operating</i>								
Steam Boiler	34%	Now	\$25,900	2045	**	1	\$180,100	
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Unit Installed 6 Years Ago But Never Commissioned Or Turned On</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	30%			2036	**	4	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Hot Water Is Pumped To Borough Hall</i>								
Steam Piping/Pump	70%			2038	**			
<b>Terminal Devices</b>								
Air Handler	60%			2023	\$4,966,900	1	\$220,500	
Convectur/Radiator	20%			2026	\$630,300	1	\$38,400	
Fan Coil Unit/Heat	20%	Now	\$88,200	2023	\$1,763,400	1	\$34,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2044	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%			2031	**	1	\$610,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units - Sub-basement</i>								
Split Unit	5%			2023	\$628,300			
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%	Now	\$14,400	2038	**	4	\$29,300	
<i>Malfunctioning, Extent : Moderate, Area Affected : 26%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Pump Under Repair</i>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	100%			2023	\$6,602,600	1	\$367,400	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And Upper Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Floors</i>								
<i>Explanation : More Than 120 Units</i>								
<b>Heat Rejection</b>								
Water Cooling Tower	100%	Now	\$111,700	2026	\$2,234,100	2	\$478,400	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Both Units On Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	58%	4+	\$157,300	LIFE	**	2-5	\$192,200	
<i>Damaged, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 11th Floor And Basement Damaged Air Outlets</i>								
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ductwork/Diffusers	42%			LIFE	**	2-5	\$139,200	
Exhaust Fans								
Interior	98%			2023	\$2,052,600	2	\$17,800	
Roof	2%	Now	\$19,500	2038	**	2	\$300	
<i>Broken, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	**	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Fire Sprinkler And Stand Pipe</i>								
Water Heater								
Electric	100%			2026	\$518,600	4	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 400 Gallon Installed For Summer Hot Water</i>								
HW Heat Exchanger								
Steam Fired	100%			2038	**	4	\$88,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 2 Units, 1500 Gallon Each</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2028	\$89,800	4	\$12,600	
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$109,700	2058	**	4	\$6,000	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Backflow Preventer								
No Component	95%							
Generic	5%			2033	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Serves Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12 th Floor</i>								
<i>Explanation : 15 Units</i>								
<hr/>								
<b>Escalators</b>								
	Under 20' Rise	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor, 2nd To 3rd Floor</i>								
<i>Explanation : 6 Units</i>								
<hr/>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2048		**	1-5 \$310,700
<hr/>								
<b>Sprinkler</b>								
	No Component	95%						
	Generic	5%			2048		**	1-2 \$8,300
<i>Other Observation, Extent : Light, Area Affected : 6%</i>								
<i>Location : Basement</i>								
<i>Explanation : Shop Rooms</i>								
<hr/>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : CITY HALL  
**Address** : CITY HALL PARK @BROADWAY AND PARK ROW  
**Borough** : MANHATTAN **Agency's Number** : 312-102  
**Program / Asset #** : DGS0008.000 / 153 **Yr Built/Renovated** : 1811 / 2014  
**Area Sq Ft** : 57,294 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Jun-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,Att  
**Block** : 122 **Lot** : 1 **BIN** : 1079147

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$79,700	\$366,000
Interior Architecture	\$118,000	\$83,900
Electrical		\$52,000
Site Pavements	\$522,200	
<b>Total</b>	<b>\$719,900</b>	<b>\$501,900</b>
Importance Code A	\$79,700	\$366,000
Importance Code B	\$118,000	\$135,900
Importance Code C	\$522,200	
<b>Total</b>	<b>\$719,900</b>	<b>\$501,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$4,900
Interior Architecture		\$19,300	\$3,200	\$12,100
Electrical	\$7,900	\$8,200	\$7,100	\$7,100
Mechanical	\$18,500	\$12,400	\$22,400	\$10,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$34,300</b>	<b>\$47,700</b>	<b>\$40,600</b>	<b>\$42,600</b>
Importance Code A			\$1,400	\$4,900
Importance Code B	\$34,300	\$47,700	\$39,300	\$37,700
Importance Code C				
<b>Total</b>	<b>\$34,300</b>	<b>\$47,700</b>	<b>\$40,600</b>	<b>\$42,600</b>



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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Granite	15%			LIFE	**	5	\$9,800	
Masonry: Limestone	82%			LIFE	**	5	\$53,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Metal Panel	3%			2049	**	5-10	\$18,000	
Windows								
Wood	100%			2045	**	5	\$233,400	
Parapets								
Masonry: Limestone	100%			LIFE	**	5	\$21,500	
Roof								
Copper/Terne	40%			2057	**	10	\$79,000	
Metal Panel	55%			2042	**	10	\$79,700	
Skylight, Metal/Glass	5%			2049	**	10	\$13,200	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	30%			2025	\$377,700	3	\$38,600	
Cast in Place Concrete	10%			LIFE	**	5	\$18,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
<i>Explanation : Recent Construction</i>								
Ceramic Tile	5%			2038	**	5	\$4,300	
Mosaic Tile	10%	Now	\$118,000	2034	**	5	\$10,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
Marble Panels	20%			LIFE	**	5	\$12,900	
Vinyl Tile	10%			2029	\$83,900	3	\$3,200	
Wood	15%			2044	**	5	\$24,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
Gypsum Board	10%			LIFE	**	5	\$3,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
Masonry: Brick	5%			LIFE	**			
Masonry: Fieldstone	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,600	
Plaster	35%			LIFE	**	5	\$5,600	
Wood	15%			LIFE	**	5	\$32,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$12,800	
Exposed Concrete	5%			LIFE	**	5	\$700	
Exposed Struc: Steel	10%			LIFE	**			
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Sub-basement</i>								
Exposed Struc: Wood	10%			LIFE	**			
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Attic</i>								
Gypsum Board	5%			LIFE	**	5	\$5,300	
Plaster	15%			LIFE	**	5	\$8,000	
Plaster	40%			LIFE	**	5	\$21,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	**			
Retaining Walls								
Cast in Place Concrete	100%			2064	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	24%			2042	**			
Pavers/Stone	56%	Now	\$256,400	2038	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	20%	Now	\$137,400	2038	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Steps</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Front Steps</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Front Steps</i>								
<i>Explanation : Water Infiltration Into Crawl Space Below</i>								
Parking/Driveway								
Pavers/Stone	82%	Now	\$128,400	2038	**			
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Open Joints Throughout</i>								
Pavers/Stone	18%			2038	**			

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

Under 600 Volts

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Electrical		Current Repair		Future Replacement		Maintenance		Priority
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%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room And Roof And Rear Of Building</i>								
<i>Explanation : One Main Service Switch Rated At 4,000 Amperes . There Are Solar And Fuel Cell Systems Installed</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	**	5	\$200	
Raceway								
Conduit	100%			2055	**	1		
Panelboards								
Fused Disc Sw	20%			2051	**	5	\$300	
Molded Case Bkrs	80%			2051	**	5	\$1,200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	30%			2046	**	5	\$100	
Variable Frequency Drive	70%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2046	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Automatic Transfer Switch Room In Sub Basement</i>								
<i>Explanation : Automatic Transfer Switches</i>								
Lighting								
Interior Lighting								
Fluorescent	9%			2037	**	10	\$4,700	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Offices</i>								
Fluorescent	80%			2037	**	10	\$42,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2037	**	10	\$5,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bullpen Room</i>								
<i>Explanation : LED Lighting</i>								
Egress Lighting								
Emergency, Service	45%			2037	**	1		
Emergency, Battery	5%			2037	**	10	\$700	
Exit, LED	50%			2064	**	1		

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting HID	90%			2037	**	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Perimeter Lamp Posts</i>								
LED	10%			2037	**			
Alarm								
Security System Generic	100%			2037	**	1	\$21,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : CCTV Surveillance Cameras. Managed By NYPD</i>								
Fire/Smoke Detection Generic, Digital	100%			2037	**	1-3	\$35,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Utility Steam	80%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Provided By Con Edison</i>								
HTHW/HW	20%			2039	**	1		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Building - Tweed Court Building</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	80%			2038	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices</i>								
No Component	20%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Reserve Gas Fired Hot Water Boiler Is Undergoing Installation</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2045	**	4	\$3,800	
Central Plant Steam Piping/Pmp	10%			2049	**	4	\$400	

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2037	**	1	\$28,300	
Convactor/Radiator	20%			2034	**	1	\$3,700	
Air Conditioning								
Energy Source								
District Chilled Water	30%			2049	**	1		
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Provided From Adjacent Tweed Building</i>								
Electricity	70%			2045	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2037	**	1	\$17,300	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i>								
<i>Location : 2 Sets, Basement</i>								
Split Unit	5%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Communication Room</i>								
<i>Explanation : 3 Sets</i>								
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2049	**	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2037	**	1	\$28,300	
Fan Coil - 2 Pipe	5%			2034	**	1	\$900	
No Component	15%							
Heat Rejection								
Air Cooled Condenser Unit	65%			2037	**	2	\$25,900	
No Component	35%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,900	
Exhaust Fans								
Interior	95%			2034	**	2	\$1,700	
Roof	5%			2037	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 52 Chambers Street</i>								
<i>Explanation : Located In Adjacent Tweed Building</i>								

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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

## Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	**	4	\$1,800	
Backflow Preventer Generic	100%			2037	**	1	\$3,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Hydraulic	30%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : 2nd To 3rd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Standpipe								
Generic	100%			2055	**	1-5	\$28,900	
Sprinkler								
Generic	100%			2049	**	1-2	\$16,100	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : CITY PLANNING BUILDING  
**Address** : 14-22 READE STREET @ ELK ST  
**Borough** : MANHATTAN **Agency's Number** : 312-147  
**Program / Asset #** : DGS0033.000 / 161 **Yr Built/Renovated** : 1858 / 2004  
**Area Sq Ft** : 77,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Nov-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6  
**Block** : 154 **Lot** : 23 **BIN** : 1078613

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,111,200	\$189,600
Interior Architecture	\$138,200	\$352,100
Electrical	\$77,400	\$682,700
Mechanical	\$933,700	\$1,496,400
<b>Total</b>	<b>\$3,260,500</b>	<b>\$2,720,800</b>
Importance Code A	\$2,111,200	\$189,600
Importance Code B	\$1,149,300	\$2,494,700
Importance Code C		\$36,500
<b>Total</b>	<b>\$3,260,500</b>	<b>\$2,720,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$22,500		\$5,300	
Interior Architecture	\$207,500		\$15,600	\$55,600
Electrical	\$8,600	\$6,800	\$7,600	\$13,900
Mechanical	\$64,700	\$25,300	\$45,600	\$24,900
Site Pavements	\$900			
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$316,000</b>	<b>\$43,900</b>	<b>\$85,900</b>	<b>\$106,300</b>
Importance Code A	\$22,500		\$7,500	
Importance Code B	\$265,200	\$43,900	\$78,300	\$104,200
Importance Code C	\$28,300			\$2,100
<b>Total</b>	<b>\$316,000</b>	<b>\$43,900</b>	<b>\$85,900</b>	<b>\$106,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$94,700	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North And East Facades</i>								
Glass Block	5%			LIFE	**	5	\$8,400	
Masonry: Brick	50%	0-2	\$215,500	LIFE	**	5	\$67,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North And East Facades, Partial South</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And East Facades</i>								
Masonry: Limestone	30%	0-2	\$519,700	LIFE	**	5	\$30,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Windows, South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$41,400	2035	**	5	\$16,900	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : South And East Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South And East Facades</i>								
Windows								
Aluminum	10%	Now	\$6,200	2038	**	5	\$1,400	
<i>Air Infiltration, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor At Sills</i>								
Metal Louvers	3%			2033	**	10	\$5,300	
Wood	87%	Now	\$724,900	2055	**	5	\$122,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$40,500	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Cornice Removed - Middle Building</i>								
Masonry: Brick	15%	0-2	\$1,900	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Shared Party Walls</i>								
Masonry: Limestone	5%	Now	\$4,500	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Coping - South Facade</i>								
Metal Rail	40%	Now	\$4,600	2035	**	5	\$11,600	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Part Of Railing</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Stucco Cement	10%	Now	\$1,100	2035	**	5	\$500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Roof								
Built-Up (BUR)	100%	Now	\$474,500	2040	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South West Corner</i>								
<i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East And North Buildings</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Roof Penetrations</i>								
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	65%	Now	\$136,700	2029	\$1,366,600	3	\$151,800	
			<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%</i>					
			<i>Location : Basement</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Basement</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Cast in Place Concrete	11%			LIFE	**	5	\$74,900	
Ceramic Tile	5%	Now	\$8,000	2033	**	5	\$3,900	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Patching Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
			<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Toilets Throughout</i>					
Raised Access Floor	4%	0-2	\$8,100	2039	**	5	\$11,700	
			<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : 5th Floor Data Room</i>					
Vinyl Tile	15%	Now	\$21,000	2030	\$210,100	3	\$8,800	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,700	
Gypsum Board	73%	Now	\$5,300	LIFE	**	5	\$36,500	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Corners At Corridors Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Office Area, South Side</i>								
Masonry: Brick	5%	Now	\$17,200	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement And Sub-basement</i>								
Plaster	7%	Now	\$2,500	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage South Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage South Side</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2043	**	5	\$31,100	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	40%	Now	\$42,400	LIFE	**	5	\$9,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$58,300	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%	Now	\$5,400	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Electrical Room</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$900	2043	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2040	**	5	\$300	
<b>Raceway</b>								
Conduit	60%			2030	\$72,900	1		
Conduit	30%			2040	**	1		
Conduit	10%			2050	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2038	**	5	\$200	
Molded Case Bkrs	60%			2046	**	5	\$1,200	
Molded Case Bkrs	30%			2038	**	5	\$600	
<b>Wiring</b>								
Thermoplastic	60%			2050	**	1		
Thermoplastic	20%			2030	\$32,600	1		
Thermoplastic	20%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2028	\$51,300	5	\$300	
Locally Mounted	50%			2035	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Basement</i>								
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2028	\$9,400	1	\$23,700	
<b>Generators</b>								
Diesel	100%	0-2	\$77,400	2045	**	1	\$26,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : One 62 Kilovolt-ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.</i>								
<b>Batteries</b>								
Lead/Acid	100%			2021	\$1,600	5	\$2,900	
<b>Fuel Storage</b>								
Day Tank	100%			2029	\$5,900	5	\$14,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof - Generator Room</i>								
<i>Explanation : The Capacity Of The Tank Is 30 Gallons.</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	88%			2030	\$408,300	10	\$62,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	2%			2025	\$20,600	2		
LED	10%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : New LED Fixtures Installed On The First Floor This Year.</i>								
<b>Egress Lighting</b>								
Emergency, Service	35%			2030	\$14,000	1		
Emergency, Battery	15%			2030	\$16,500	10	\$2,800	
Exit, Service	50%			2030	\$13,600	1		
<b>Exterior Lighting</b>								
HID	18%			2030	\$55,400	10		
Incandescent	7%			2025	\$18,300	2		
No Component	75%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	80%							
Generic	20%			2035	**	1	\$5,800	
<b>Fire/Smoke Detection</b>								
No Component	80%							
Generic, Analog	20%			2035	**	1-3	\$9,500	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
<b>Conversion Equipment</b>								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$4,600	
<b>Distribution</b>								
Hot Wtr Piping/Pump	70%	Now	\$1,700	2029	\$83,200	4	\$2,700	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								
Central Plant Steam Piping/Pmp	30%	Now	\$7,700	2030	\$387,400	4	\$1,100	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	75%	0-2	\$804,600	2040	**	1	\$32,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bottom Of The Units, Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	25%	Now	\$10,200	2043	**	1	\$5,600	
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$86,300	2039	**	1	\$75,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 7 Compressors, Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2040	**	4	\$3,800	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$42,800	2030	\$855,700	1	\$42,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								
Heat Rejection								
Dry Cooler	5%			2035	**	2	\$2,700	
Water Cooling Tower	95%			2031	**	2	\$73,600	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$68,000	
Exhaust Fans								
Interior	30%			2025	\$81,400	2	\$700	
Roof	70%			2025	\$88,700	2	\$1,700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2040	**			
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$11,600	4	\$2,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor</i>						
		<i>Explanation : 2 Units, 1 Unit Not Operatting</i>						
Fire Suppression								
Standpipe								
Generic	100%			2040		**	1-5	\$38,800
Sprinkler								
Generic	100%			2040		**	1-2	\$21,600
Fire Pump								
Generic	100%			2033		**	1	\$14,400

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : CONCOURSE PLAZA  
**Address** : 198 EAST 161ST STREET @CONCOURSE VILLAGE W.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DGS0053.000 / 13871 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 250,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 25-Jan-2019 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,7,8,10  
**Block** : 2443 **Lot** : 94 **BIN** : 2099027

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,827,300	\$418,500
Interior Architecture	\$998,800	\$2,664,900
Electrical		\$3,215,400
Mechanical	\$372,800	\$6,547,200
<b>Total</b>	<b>\$3,199,000</b>	<b>\$12,845,900</b>
Importance Code A	\$1,827,300	\$418,500
Importance Code B	\$702,000	\$12,113,200
Importance Code C	\$669,700	\$314,300
<b>Total</b>	<b>\$3,199,000</b>	<b>\$12,845,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$25,800			
Interior Architecture	\$1,260,100			\$101,500
Electrical	\$34,100	\$24,400	\$41,000	\$25,800
Mechanical	\$86,900	\$44,300	\$105,900	\$44,300
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
<b>Total</b>	<b>\$1,456,200</b>	<b>\$118,000</b>	<b>\$196,200</b>	<b>\$220,900</b>
Importance Code A	\$38,200	\$12,400	\$12,400	\$12,400
Importance Code B	\$1,356,300	\$105,600	\$183,800	\$182,300
Importance Code C	\$61,700			\$26,200
<b>Total</b>	<b>\$1,456,200</b>	<b>\$118,000</b>	<b>\$196,200</b>	<b>\$220,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$47,700	
Concrete Masonry Unit	5%	Now	\$120,600	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Stucco Cement Over Concrete Masonry Unit</i>								
Metal Panel	80%	Now	\$84,300	2050	**	5	\$381,900	
<i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 8th Floor South East Facade Facing Parking Lot, Other Locations</i>								
Windows								
Aluminum	100%	Now	\$704,700	2046	**	5	\$36,500	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 8th Floor Office</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Fixed Windows</i>								
Parapets								
Metal Panel	100%	Now	\$233,800	2050	**	5	\$17,000	1
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Parapet Wall Metal Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Parapet Wall Metal Coping</i>								
Roof								
Built-Up (BUR)	60%	Now	\$603,500	2040	**			
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Over 10th Floor</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Over 10th Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over 10th Floor, Office 1070</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 10th Floor</i>								
Built-Up (BUR)	40%	Now	\$80,500	2035	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over First Floor</i>								
Soffits								
Cement-Fiber Panel	100%	0-2	\$1,900	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Entrance Soffit</i>								

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$1,141,300	2032	**	3	\$116,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$170,000	
Ceramic Tile	5%			2039	**	5	\$19,400	
Terrazzo	10%			LIFE	**	5	\$60,700	
Vinyl Tile	55%			2030	\$2,090,700	3	\$106,900	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	10	\$93,500	
Ceramic Tile	7%			2039	**	5	\$52,400	
Concrete Masonry Unit	10%			LIFE	**	5	\$59,900	
Glass: Single Pane	3%			LIFE	**	5	\$33,700	
Gypsum Board	70%			LIFE	**	5-10	\$890,400	
Granite Panels	5%			LIFE	**	10	\$15,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	90%	Now	\$162,700	2035	**	5	\$174,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 10th Floor</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$38,900	
Gypsum Board	5%			LIFE	**	5-10	\$66,800	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2035	**	5	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 112.5 Kilovolt Amperes, 480 Volts Primary - 208/120 Volts Secondary</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2040	**	5	\$1,100	
<b>Raceway</b>								
Conduit	100%			2040	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
	Fused Disc Sw	10%			2038	**	5	\$600
	Molded Case Bkrs	90%			2038	**	5	\$5,900
<b>Wiring</b>								
	Thermoplastic	100%			2040	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2035	**	5	\$800
	Motor Control Center	50%			2035	**	5	\$3,400
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$7,300
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2035	**	1	\$76,900
<b>Generators</b>								
	Diesel	100%			2033	**	1	\$96,800
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : One 300 Kilowatts</i>							
<b>Batteries</b>								
	Lead/Acid	100%			2023	\$1,700	5	\$9,300
<b>Fuel Storage</b>								
	Day Tank	50%			2038	**	5	\$23,200
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Penthouse</i>							
	<i>Explanation : One 75 Gallons Capacity</i>							
	Main Tank	50%			2045	**	5	\$3,700
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 500 Gallons Rated Capacity</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	90%			2030	\$1,474,300	10	\$206,400
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	Fluorescent	10%			2030	\$163,800	10	\$22,900
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices And Corridors</i>							
<b>Egress Lighting</b>								
	Emergency, Service	60%			2030	\$84,900	1	
	Exit, LED	40%			2045	**	1	
<b>Exterior Lighting</b>								
	HID	10%			2030	\$108,600	10	\$100
	No Component	90%						
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
	Generic	100%			2045	**	5	\$7,300

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2030

\$261,000

1

\$28,000

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$893,500

1-3

\$47,600

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

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

**Heating**

## Energy Source

Natural Gas

100%

2050

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2035

\* \*

1

\$123,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse Mechanical Equipment Room**Explanation : Two Unit Gas Fired Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump

100%

0-2

\$21,000

2046

\* \*

4

\$12,300

*Malfunctioning, Extent : Severe, Area Affected : 10%**Location : Building Management System Control, Throughout*

## Terminal Devices

Air Handler

60%

2035

\* \*

1

\$92,800

Convactor/Radiator

40%

2035

\* \*

1

\$32,300

**Air Conditioning**

## Energy Source

Electricity

100%

2046

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

80%

0-2

\$229,100

2028

\$4,582,400

2

\$9,800

*Not in Service, Extent : Moderate, Area Affected : 35%**Location : 7 Units Not Working Properly, Mechanical Rooms In Each Floor**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : 10 Units. Refrigerant R-22*

Ext Pkg Unit -

Heating/Cooling

20%

2030

\$674,400

2

\$3,100

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Units, Lower Roof*

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	80%	0-2	\$5,300	2040	**	4	\$9,900
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Roof</i>								
	No Component	20%						
<b>Heat Rejection</b>								
	Water Cooling Tower	80%	Now	\$81,800	2028	\$817,700	2	\$161,000
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Bottom Of The Unit And Supporting Beams, Roof</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Bottom Of The Unit, Roof</i>								
	No Component	20%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$220,700
<b>Exhaust Fans</b>								
	Interior	70%			2035	**	2	\$5,400
	Roof	30%			2035	**	2	\$2,300
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2050	**	1	
<b>Water Heater</b>								
	Electric	100%			2025	\$237,300	4	\$2,200
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2035	**	1	\$15,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Four Units From 1st To 10th Floor, One Unit From Basement To 10th Floor</i>								
<i>Explanation : 5 Units. No.5 Is Not In Service</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	No Component	30%						
	Generic	70%			2050	**	1-5	\$88,200
<b>Sprinkler</b>								
	Generic	100%			2050	**	1-2	\$70,000

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Fire Pump							
	Generic	100%			2026	\$173,400	1	\$46,700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fire Pump Located In The Mall</i>								
<i>Explanation : Unit Is Maintained And Operated From The Mall</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : COURT SQUARE BUILDING 2 LAFAYETTE  
**Address** : 2 LAFAYETTE STREET BTWN DUANE ST - READE ST  
**Borough** : MANHATTAN **Agency's Number** : 312-144  
**Program / Asset #** : DGS0015.000 / 2056 **Yr Built/Renovated** : 1925 / 2014  
**Area Sq Ft** : 358,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Nov-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,12,22,23,24  
**Block** : 155 **Lot** : 1 **BIN** : 1001672

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,975,000	\$935,500
Interior Architecture	\$1,015,500	\$1,143,100
Electrical	\$819,100	\$691,100
Mechanical	\$9,522,500	\$8,151,400
<b>Total</b>	<b>\$13,332,000</b>	<b>\$10,921,200</b>
Importance Code A	\$1,975,000	\$1,113,300
Importance Code B	\$11,245,800	\$9,767,000
Importance Code C	\$111,300	\$40,900
<b>Total</b>	<b>\$13,332,000</b>	<b>\$10,921,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture		\$116,200	\$41,300	\$7,000
Electrical	\$4,000	\$8,700	\$4,000	\$29,200
Mechanical	\$118,600	\$102,600	\$252,400	\$109,300
Site Pavements	\$7,000			
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
<b>Total</b>	<b>\$319,100</b>	<b>\$417,100</b>	<b>\$487,200</b>	<b>\$335,100</b>
Importance Code A	\$35,500	\$35,500	\$35,500	\$36,300
Importance Code B	\$281,100	\$381,600	\$438,600	\$298,800
Importance Code C	\$2,500		\$13,100	
<b>Total</b>	<b>\$319,100</b>	<b>\$417,100</b>	<b>\$487,200</b>	<b>\$335,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$235,800	
Masonry: Brick	88%	Now	\$1,695,800	LIFE	**	5	\$531,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade, Reade Street</i>								
<i>Explanation : Scaffolding In Place</i>								
Masonry: Granite	3%			LIFE	**	5	\$13,600	
Masonry: Limestone	2%	Now	\$279,100	LIFE	**	5	\$9,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lintels And Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills And Lintels</i>								
Windows								
Aluminum	100%			2045	**	5	\$122,400	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$8,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
Masonry: Brick	90%			LIFE	**	5	\$9,600	
<i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>								
<i>Location : Main Roof</i>								
Roof								
Single Ply Membrane	97%			2037	**	10	\$46,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	3%			2039	**	10	\$4,700	
Soffits								
Mosaic Tile	10%			2049	**	10		
Stucco Cement	90%			2034	**	5		

Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	35%			2028	\$2,662,500	3	\$295,800	
Cast in Place Concrete	10%	Now	\$62,000	LIFE	**	5	\$123,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Stair Landing Between 23rd And 24th Floor</i>								
<i>Explanation : Temporary Support In Place</i>								
Ceramic Tile	10%			2038	**	5	\$56,300	
Marble Panels	2%			LIFE	**	5	\$8,500	
Terrazzo	3%			LIFE	**	5	\$13,200	
Vinyl Tile	25%			2034	**	3	\$52,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 6th, 14th Floors</i>								
Vinyl Tile 9" X 9"	10%	Now	\$131,300	2029	\$656,500	3	\$21,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 22, 23 And 24th Floors</i>								
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Retail Space</i>								
Interior Walls								
Ceramic Tile	10%			2038	**	5	\$26,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Gypsum Board	20%			LIFE	**	5	\$31,500	
Masonry: Brick	5%			LIFE	**			
Marble Panels	3%			LIFE	**			
Plaster	42%			LIFE	**	5	\$33,000	
Plaster	10%	Now	\$111,300	LIFE	**	5	\$7,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 22, 23 And 24 Floors</i>								
Under Construction	5%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Retail Space</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileConcealSpLn	25%			2034	**	5	\$176,100		
AcousTileSusp.Lay-In	42%			2042	**	5	\$236,600		
Exposed Concrete	5%	Now	\$191,800	LIFE	**	5	\$4,400		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Steam Room</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement</i>									
Gypsum Board	10%			LIFE	**	5	\$70,400		
Plaster	3%			LIFE	**	5	\$10,600		
Plaster	10%	Now	\$312,900	LIFE	**	5	\$35,200		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : 22, 23 And 24 Floors</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 22, 23 And 24 Floors</i>									
Under Construction	5%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : Retail Space</i>									
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	95%	Now	\$2,900	2034	**				
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Lafayette Street</i>									
Pavers/Stone	5%	Now	\$1,600	2032	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Corner Of Lafayette And Reade Street</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	10%			2034	**				
Pavers/Stone	90%	Now	\$2,500	2032	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Front Entry To Retail Space</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : These Are Actually Pre-cast Concrete Panels</i>									

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	20%			2049	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	40%			2029	\$88,900	5	\$600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
	Fused Disc Sw	20%			2029	\$44,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Ampere Main Disconnect Switch</i>								
	Fused Disc Sw	20%			2029	\$44,400	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	50%			2039	**	5	\$800
	Fused Disc Sw	30%			2029	\$170,600	5	\$500
	Molded Case Bkrs	20%			2049	**	5	\$1,900
<b>Panelboards</b>								
	Fused Disc Sw	15%			2037	**	5	\$1,200
	Molded Case Bkrs	85%			2037	**	5	\$8,000
<b>Wiring</b>								
	Braided Cloth	20%	2-4	\$206,100	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Thermoplastic	80%			2039	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	95%			2034	**	5	\$2,300
	Variable Frequency Drive	5%			2042	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$5,300
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2034	**	10	\$164,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	40%			2034	**	10	\$131,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$16,400	
<i>Damaged Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2024		2	\$400	
<b>Egress Lighting</b>								
Emergency, Battery	25%			2034	**	10	\$21,600	
Emergency, Battery	25%			2029		10	\$21,600	
Exit, LED	25%			2057	**	1		
Exit, Service	25%			2034	**	1		
<b>Exterior Lighting</b>								
HID	15%			2029		10	\$200	
Incandescent	5%			2024		2	\$60,800	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2034	**	1	\$40,200	
<b>Fire/Smoke Detection</b>								
No Component	65%							
Under Construction	35%							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2039	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2034	**	1	\$355,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 4 Units</i>								
<b>Distribution</b>								
Steam Piping/Pump	100%			2029			\$1,570,600	
<b>Terminal Devices</b>								
Convactor/Radiator	90%			2034	**	1	\$104,200	
Fan Coil Unit/Heat	10%			2024		1	\$11,600	

**Air Conditioning**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%		2037	**	1		
Conversion Equipment								
	Interior Pkg Unit - Cooling	60%		2023	\$7,968,800	2	\$13,200	
	Interior Pkg Unit - Cooling	40%		2030	\$5,312,500	2	\$8,800	
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2	\$466,400	
Terminal Devices								
	Air Handler/Dir Expansion	20%		2034	**	1		
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%		2034	**	2	\$49,900	
	Water Cooling Tower	50%		2027	\$674,000	2	\$180,400	
	Water Cooling Tower	30%		2030	\$404,400	2	\$108,200	
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$199,900	
Exhaust Fans								
	Interior	60%		2024	\$758,200	2	\$6,600	
	Interior	40%		2034	**	2	\$4,400	
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%		2039	**	1		
Water Heater								
	Gas Fired	100%		2022	\$216,600	2	\$5,200	
					<i>Recent Installation, Extent : Light, Area Affected : 100%</i>			
					<i>Location : Basement</i>			
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2029	\$54,200	4	\$11,400	
Backflow Preventer								
	Generic	100%		2037	**	1	\$22,000	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%		LIFE	**			
					<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
					<i>Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor</i>			
					<i>Explanation : 8 Units</i>			

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2039	* *	1-5	\$187,500
	Sprinkler							
	Under Construction	50%						
	Generic	50%			2049	* *	1-2	\$50,200
Fire Pump	Generic	100%			2044	* *	1	\$67,000
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 24th Floor</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : EDGEWATER VILLAGE HALL  
**Address** : 111 CANAL STREET @TAPPEN PARK  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0050.000 / 13693 **Yr Built/Renovated** : 1889 / 1992  
**Area Sq Ft** : 8,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$557,700	\$145,900
Interior Architecture		\$120,600
<b>Total</b>	<b>\$557,700</b>	<b>\$266,600</b>
Importance Code A	\$557,700	\$145,900
Importance Code B		\$120,600
<b>Total</b>	<b>\$557,700</b>	<b>\$266,600</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	\$17,600	\$1,500	\$900	
Electrical	\$15,000	\$200	\$200	\$200
Mechanical	\$15,800	\$1,100	\$1,100	\$1,100
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$53,400</b>	<b>\$6,700</b>	<b>\$6,000</b>	<b>\$5,200</b>
Importance Code A	\$800	\$800	\$800	\$800
Importance Code B	\$36,900	\$6,000	\$5,200	\$4,400
Importance Code C	\$15,700			
<b>Total</b>	<b>\$53,400</b>	<b>\$6,700</b>	<b>\$6,000</b>	<b>\$5,200</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	Now	\$197,900	LIFE	**	5	\$19,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Window Arch, Canal Street Side</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Ground Level</i>								
Masonry: Brownstone	2%			LIFE	**	5	\$300	
Masonry: Fieldstone	2%			LIFE	**	5	\$300	
Masonry: Limestone	4%			LIFE	**	5	\$600	
Windows								
Wood	100%	2-4	\$38,900	2044	**	5	\$9,000	2
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Window Arches</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Window Arches</i>								
Parapets								
Metal Cornice	100%	Now	\$43,700	2056	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Painted Surfaces Peeling Throughout</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Canal Street Side</i>								
<i>Explanation : Birds Nesting Inside Corroded Sections</i>								
Roof								
Copper/Terne	10%			2056	**	10	\$4,300	
Skylight, Metal/Glass	5%			2028		10	\$2,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Stair To Attic</i>								
Slate	85%	Now	\$213,300	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gray Color Tiles With Red Banding</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Soffits</b>									
Wood	100%	2-4	\$64,000	2041	**	5	\$4,200		
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout</i>									
<b>Interior</b>									
<b>Floors</b>									
Ceramic Tile	10%			2031	**	5	\$1,500		
Quarry Tile	5%			2033	**	5	\$1,200		
Slate	3%			LIFE	**	5	\$500		
Vinyl Tile	80%			2028		3	\$4,600		
Wood	2%			2043	**	5	\$600		
<b>Interior Walls</b>									
Gypsum Board	60%			LIFE	**	5	\$5,300		
Masonry: Brick	10%	Now	\$6,600	LIFE	**				
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>									
<i>Location : Throughout Basement</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement Throughout</i>									
Plaster	30%	2-4	\$8,100	LIFE	**	5	\$1,300		
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>									
<i>Location : At Windows</i>									
<b>Ceilings</b>									
AcousTileConcealSpLn	30%	Now	\$2,200	2041	**	5	\$2,900		
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
Gypsum Board	70%			LIFE	**	5	\$13,500		
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%			2048	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%			2033	**				
<b>On-Site Walkways</b>									
Pavers/Stone	98%			2031	**				
Pavers/Stone	2%	2-4	\$1,000	2037	**				
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Front Steps/ Entrance Area</i>									

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2038	**	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : 400 Amperes Main Switch</i>						
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Molded Case Bkrs	100%			2036	**	5	\$200	
Wiring								
Thermoplastic	100%			2038	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2028	\$19,700	10	\$7,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Incandescent	2%			2028	\$1,000	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Clinic</i>						
		<i>Explanation : Track Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2028	\$6,200	10	\$1,000	
Exit, Battery	50%			2028	\$4,200	10	\$300	
Exterior Lighting								
Incandescent	50%	Now	\$14,700	2038	**	2		
		<i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
No Component	50%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$600	
Fire/Smoke Detection								
No Component	80%							
Generic, Analog	20%			2028	\$19,100	1-3	\$1,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2041	* *	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution Steam Piping/Pump	100%			2048	* *			
Terminal Devices Convactor/Radiator	100%			2033	* *	1	\$2,600	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Window/Wall Unit	75%			2021	\$13,500	1		
Window/Wall Unit	5%	Now	\$900	2028	\$900	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Waiting Room</i>								
<i>Explanation : 2 Units Not Working</i>								
No Component	20%							
<b>Ventilation</b>								
Exhaust Fans Wall Unit	5%			2033	* *	2		
No Component	95%							
<b>Plumbing</b>								
H/C Water Piping Galvanized Steel	100%			2033	* *	1		
Water Heater Gas Fired	100%			2026	\$5,300	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2021	\$300	4	\$300	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 - 2</i>								
<i>Explanation : 1 Unit</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : EXCELSIOR BUILDING  
**Address** : 137 CENTRE STREET 112 WHITE STREET (AKA)  
**Borough** : MANHATTAN **Agency's Number** : 312-117  
**Program / Asset #** : DGS0011.000 / 2054 **Yr Built/Renovated** : 1911 / 2006  
**Area Sq Ft** : 59,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Nov-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,8,9  
**Block** : 197 **Lot** : 17 **BIN** : 1002358

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$149,800	\$134,500
Interior Architecture	\$198,600	\$51,500
Electrical	\$531,700	\$173,300
Mechanical	\$150,300	\$862,400
<b>Total</b>	<b>\$1,030,400</b>	<b>\$1,221,700</b>
Importance Code A	\$149,800	\$134,500
Importance Code B	\$880,600	\$1,087,200
<b>Total</b>	<b>\$1,030,400</b>	<b>\$1,221,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$30,500	\$10,800		\$30,800
Interior Architecture	\$245,100	\$17,700	\$3,700	\$41,400
Electrical	\$2,900	\$2,600	\$3,000	\$10,900
Mechanical	\$41,200	\$9,100	\$12,900	\$26,300
Site Pavements	\$5,000			
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$351,400</b>	<b>\$66,900</b>	<b>\$46,200</b>	<b>\$136,000</b>
Importance Code A	\$36,300	\$16,700	\$5,800	\$36,700
Importance Code B	\$308,400	\$50,200	\$39,400	\$99,300
Importance Code C	\$6,600		\$1,000	
<b>Total</b>	<b>\$351,400</b>	<b>\$66,900</b>	<b>\$46,200</b>	<b>\$136,000</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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EXCELSIOR BUILDING**  
**Asset # : 2054**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2064	**	10	\$5,200	
Masonry: Brick	78%	Now	\$83,500	LIFE	**	5	\$86,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade, Basement Foundation Walls</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Foundation Walls</i>								
Masonry: Brick	3%	Now	\$21,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Roof Penthouse Walls</i>								
Masonry: Granite	3%			LIFE	**	5	\$2,500	
Masonry: Limestone	7%			LIFE	**	5	\$5,800	
Metal Panel	2%			2039	**	5-10	\$15,200	
Stucco Cement	5%			2034	**	5	\$13,800	
Windows								
Aluminum	75%			2037	**	5	\$21,700	
Steel	25%			2037	**	5	\$90,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$3,000	LIFE	**	5	\$1,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping At Penthouse Roof</i>								
Copper/Terne	10%			2064	**	5	\$2,200	
Masonry: Brick	33%			LIFE	**	5	\$1,500	
Masonry: Brick	50%	Now	\$27,500	LIFE	**	5	\$2,200	
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Cement Parge Coat Over Brick Is Failing</i>								
Pre-Cast Concrete	2%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	98%			2034	**	10	\$13,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Roof Over 9th Floor</i>								
Skylight, Metal/Glass	2%			2049	**	10	\$900	

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EXCELSIOR BUILDING**  
**Asset # : 2054**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	20%	Now	\$238,500	2031	**	3	\$26,500		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout 2nd To 6th Floors</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Throughout 2nd To 6th Floors</i>									
Carpet	40%			2028	\$477,000	3	\$53,000		
Ceramic Tile	5%			2038	**	5	\$4,400		
Mosaic Tile	3%			2034	**	5	\$6,600		
Terrazzo	2%			LIFE	**	5	\$1,400		
Vinyl Tile	25%	Now	\$198,600	2039	**	3	\$8,300		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>									
<i>Location : Throughout 7th, 8th And 9th Floors</i>									
Vinyl Tile 9" X 9"	5%			2029	\$51,500	3	\$1,700		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 9th Floor</i>									
<i>Explanation : Custodial Offices</i>									
<b>Interior Walls</b>									
Ceramic Tile	3%			2038	**	5	\$2,000		
Gypsum Board	20%			LIFE	**	5	\$7,800		
Metal Panel	15%			LIFE	**				
Marble Panels	2%			LIFE	**				
Plaster	60%	Now	\$6,600	LIFE	**	5	\$11,700		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 9th Floor</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 9th Floor</i>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	60%			2034	**	5	\$53,000		
Exposed Concrete	10%			LIFE	**	5	\$1,400		
Plaster	30%			LIFE	**	5	\$16,600		
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	Now	\$5,000	2034	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sidewalk On White Street</i>									
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sidewalk On White Street</i>									
<b>On-Site Walkways</b>									
Masonry: Granite	5%			LIFE	**				
Wood	95%			2024		1-3			

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

**Under 600 Volts**

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EXCELSIOR BUILDING**  
**Asset # : 2054**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	100%			2049	**	5	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2049	**	5	\$1,600
<b>Raceway</b>								
	Conduit	70%			2029	\$64,500	1	
	Conduit	30%			2049	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2028	\$4,700	5	\$100
	Molded Case Bkrs	30%			2045	**	5	\$500
	Molded Case Bkrs	65%			2028	\$61,700	5	\$1,000
<b>Wiring</b>								
	Braided Cloth	100%	2-4	\$124,600	2054	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Motor Controllers</b>								
	Locally Mounted	80%			2027	\$25,000	5	\$300
	Locally Mounted	20%			2042	**	5	\$100
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$900
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	30%			2034	**	10	\$16,200
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 2nd To 3rd Floor</i>								
	Fluorescent	70%			2034	**	10	\$37,900
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<b>Egress Lighting</b>								
	Emergency, Battery	50%			2034	**	10	\$7,100
	Exit, Service	50%			2034	**	1	
<b>Exterior Lighting</b>								
	HID	20%			2029	\$47,100	10	
	No Component	80%						
<b>Alarm</b>								
<b>Security System</b>								
	No Component	50%						
	Generic	50%			2024	\$94,400	1	\$11,000
<b>Fire/Smoke Detection</b>								
	No Component	60%						
	Generic, Analog	40%			2024	\$258,600	1-3	\$15,000

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EXCELSIOR BUILDING**  
**Asset # : 2054**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Energy Source	Natural Gas	100%			2039	**	1	
Conversion Equipment	Steam Boiler	100%			2034	**	1	\$58,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Distribution	Steam Piping/Pump	100%			2029	\$258,500		
Terminal Devices	Convactor/Radiator	100%			2027	\$313,000	1	\$19,100
<b>Air Conditioning</b>								
Energy Source	Electricity	100%			2037	**	1	
Conversion Equipment	Exterior Pkg Unit - Cooling	10%	Now	\$23,700	2029	\$47,300	2	\$300
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Serving 2nd Floor, 1 Of 2 Broken</i>								
	Window/Wall Unit	60%			2024	\$73,100	1	
	No Component	30%						
Distribution	Ductwork/Diffusers	10%			LIFE	**	2	\$7,700
	No Component	90%						
<b>Ventilation</b>								
Distribution	Ductwork/Diffusers	20%			LIFE	**	2-5	\$6,600
	No Component	80%						
Exhaust Fans	Interior	20%			2024	\$41,600	2	\$400
	No Component	80%						
<b>Plumbing</b>								
H/C Water Piping	Brass/Copper	100%	0-2	\$8,700	2039	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Main, Basement</i>								
Water Heater	Gas Fired	100%			2024	\$35,700	2	\$900
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)	Non-Submersible	100%			2024	\$8,900	4	\$1,200

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EXCELSIOR BUILDING**  
**Asset # : 2054**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 9th Floor, Two Units From 1st To 8th Floor</i>					
			<i>Explanation : 3 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2029	\$243,600	1-5	\$29,800

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER  
**Address** : 170 EAST 121 ST @ SYLVAN PL  
**Borough** : MANHATTAN **Agency's Number** : 310-110  
**Program / Asset #** : DGS0037.000 / 4167 **Yr Built/Renovated** : 1891 / 2006  
**Area Sq Ft** : 25,700 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Feb-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4  
**Block** : 1769 **Lot** : 45 **BIN** : 1054382

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$2,791,900	\$232,700
Interior Architecture	\$540,100	\$148,000
Electrical		\$142,000
Mechanical	\$169,900	\$51,800
Site Enclosure	\$35,500	
<b>Total</b>	<b>\$3,537,400</b>	<b>\$574,400</b>
Importance Code A	\$2,827,700	\$232,700
Importance Code B	\$425,600	\$269,000
Importance Code C	\$284,000	\$72,700
<b>Total</b>	<b>\$3,537,400</b>	<b>\$574,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$55,900			
Interior Architecture	\$72,400		\$7,700	\$9,800
Electrical	\$1,200	\$700	\$1,100	\$900
Mechanical	\$15,500	\$4,100	\$3,500	\$3,600
Site Pavements	\$49,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$198,600</b>	<b>\$8,700</b>	<b>\$16,200</b>	<b>\$18,100</b>
Importance Code A	\$55,900	\$2,500	\$2,500	\$2,500
Importance Code B	\$66,800	\$6,200	\$13,600	\$12,600
Importance Code C	\$75,800			\$3,000
<b>Total</b>	<b>\$198,600</b>	<b>\$8,700</b>	<b>\$16,200</b>	<b>\$18,100</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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	2-4	\$1,473,900	LIFE	**	5	\$123,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	50%	Now	\$553,600	LIFE	**	5	\$52,500	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade And Foundation</i>								
Masonry: Brick	15%	Now	\$109,300	LIFE	**	5	\$15,700	
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Chimney</i>								
<i>Spalling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brownstone	10%	Now	\$228,900	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade And Tower Over Main Entrance Arch</i>								
Masonry: Granite	10%	Now	\$291,200	LIFE	**	5	\$7,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lobby</i>								
Windows								
Wood	50%	Now	\$35,900	2038	**	5	\$20,700	1
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Auditorium At Arch Windows</i>								
Wood	50%			2046	**	5	\$41,500	
Parapets								
Copper/Terne	10%			2050	**	5	\$500	
Masonry: Brownstone	90%			LIFE	**	5-10	\$12,800	

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.

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	65%	Now	\$99,100	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
Modified Bitumen	30%			2035	**	10	\$9,500	
Modified Bitumen	5%	Now	\$24,800	2040	**			1
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof Adjacent To Bulkhead</i>								
<i>Explanation : Deflection Evident</i>								
Interior								
Floors								
Carpet	15%			2026	\$84,700	3	\$11,500	
Carpet	10%			2029	\$56,500	3	\$5,800	
Ceramic Tile	15%			2039	**	5	\$5,800	
Mosaic Tile	5%			2035	**	5	\$4,800	
Vinyl Tile	20%			2038	**	3	\$2,900	
Vinyl Tile	20%			2030	\$75,200	3	\$3,800	
Wood	15%	Now	\$218,900	2070	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$6,100	
Gypsum Board	15%			LIFE	**	5-10	\$30,900	
Masonry: Brick	10%	Now	\$108,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Plaster	20%	Now	\$67,100	LIFE	**	5	\$7,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment And Main Stair</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Old Caretakers Apartment And Main Stair</i>								
Plaster	35%			LIFE	**	5-10	\$36,100	
Wood	15%			LIFE	**	5	\$145,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2043	**	5	\$9,600	
Gypsum Board	10%			LIFE	**	5-10	\$13,200	
Plaster	25%	Now	\$72,600	LIFE	**	5	\$6,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Old Caretakers Apartment</i>								
Plaster	15%			LIFE	**	5-10	\$9,900	
Plaster	25%			LIFE	**	5-10	\$16,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	50%			2050	**			
Iron Picket	50%			2050	**			
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$35,500	2056	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : South Wall Along Back Of Building Is Severely Leaning</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	2-4	\$17,100	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sidewalks At Main Entrance</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%	2-4	\$32,500	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Courtyards Have Cracking Pavements</i>								
<b>Parking/Driveway</b>								
Asphalt	100%			2033	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2040	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Switch Rated At 800 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2040	**	5	\$100	
<b>Raceway</b>								
Conduit	100%			2040	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	100%			2038	**	5	\$700	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Thermoplastic	100%			2040	**	1		
<b>Motor Controllers</b>								
Locally Mounted	60%			2035	**	5	\$100	
Locally Mounted	40%			2028	\$25,800	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	15%			2035	**	10	\$3,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2030	\$24,300	10	\$1,200	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
LED	80%			2035	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2030	\$19,900	10	\$3,100	
Exit, LED	50%			2045	**	1		
<b>Exterior Lighting</b>								
HID	20%			2030	\$22,300	10		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Operated Via Timer</i>								
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2030	\$26,800	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2030	\$91,900	1-3	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</i>								

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	40%			2040	**	5	\$3,200	
Natural Gas	60%			2040	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	60%	2-4	\$21,500	2035	**	1	\$13,700	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended For Gas Fired Modular Boilers</i>								
Steam Boiler	40%	0-2	\$14,300	2035	**	1	\$9,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit. Outdated Heating System In The Building, System Upgrade Is Recommended For Oil Fired</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%	2-4	\$93,700	2040	**	4	\$1,300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.</i>								
<b>Terminal Devices</b>								
Convactor/Radiator	95%	2-4	\$14,100	2035	**	1	\$7,100	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 2nd And 3rd Floor Court Rooms</i>								
<i>Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms</i>								
Unit Heater - Steam	5%			2025		4	\$200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	5%			2028	\$51,800	2	\$100	
Window/Wall Unit	70%			2023	\$40,400	1		
No Component	25%							
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	5%			2030	\$19,800	1	\$400	
No Component	95%							
<b>Heat Rejection</b>								
Dry Cooler	5%			2030	\$5,600	2	\$900	
No Component	95%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**

**Asset # : 4167**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Water Heater Gas Fired	100%			2025	\$16,900	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 81 Gallon Unit</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2021	\$900	4	\$800	
Sewage Ejector(s) Electric	100%			2030	\$8,000	4	\$1,500	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 4th Floor</i>								
<i>Explanation : One Unit</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012  
**Area Sq Ft** : 415,410 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,6,8,10  
**Block** : 168 **Lot** : 32 **BIN** : 1001831

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,797,400	\$963,100
Interior Architecture	\$643,600	\$1,473,400
Electrical		\$381,000
Mechanical	\$697,600	\$11,203,600
<b>Total</b>	<b>\$3,138,600</b>	<b>\$14,021,000</b>
Importance Code A	\$1,797,400	\$963,100
Importance Code B	\$1,341,200	\$12,668,800
Importance Code C		\$389,100
<b>Total</b>	<b>\$3,138,600</b>	<b>\$14,021,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture	\$2,176,600	\$83,500	\$19,400	\$93,300
Electrical	\$56,800	\$69,100	\$70,900	\$82,300
Mechanical	\$51,800	\$40,900	\$68,800	\$33,200
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
<b>Total</b>	<b>\$2,383,900</b>	<b>\$292,300</b>	<b>\$257,900</b>	<b>\$307,400</b>
Importance Code A	\$12,300		\$900	
Importance Code B	\$2,371,600	\$292,300	\$257,000	\$307,400
Importance Code C				
<b>Total</b>	<b>\$2,383,900</b>	<b>\$292,300</b>	<b>\$257,900</b>	<b>\$307,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Bronze/Brass	1%			LIFE	**			
Masonry: Brick	10%	0-2	\$136,000	LIFE	**	5	\$21,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout</i>								
Masonry: Granite	69%	4+	\$367,800	LIFE	**	5	\$110,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	20%			LIFE	**	5	\$31,900	
Windows								
Aluminum	95%	Now	\$1,092,900	2043	**	5	\$123,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Street Level Windows</i>								
<i>Explanation : Protective Metal Grilles</i>								
Bronze/Brass	3%			2035	**	5	\$48,700	
Metal Louvers	2%			2036	**	10	\$32,400	
Parapets								
Masonry: Brick	25%	Now	\$70,400	LIFE	**	5	\$5,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Interior Parapet Face</i>								
<i>Explanation : Repointing Failure</i>								
Masonry: Granite	60%			LIFE	**	5	\$17,400	
Masonry: Granite	15%			LIFE	**	5	\$4,400	
Roof								
Copper/Terne	5%			2055	**	10	\$12,200	
Modified Bitumen	28%	Now	\$39,200	2027	\$392,400			
<i>Debris Present, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtyard Area</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Curbs In Courtyard Area</i>								
Modified Bitumen	65%	Now	\$91,100	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North West Corner, Upper Roof</i>								
Skylight, Metal/Glass	2%			2027	\$305,200	10	\$6,500	

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	25%			2021	\$2,098,900	3	\$310,900	
Ceramic Tile	5%			2030	\$637,300	5	\$31,100	
Marble Panels	10%	Now	\$476,500	LIFE	**	5	\$46,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs To Ninth Floor</i>								
Quarry Tile	5%			2032	**	5	\$46,600	
Raised Access Floor	5%			2036	**	5	\$116,600	
Terrazzo	20%			LIFE	**	5	\$97,100	
Vinyl Tile	25%			2032	**	3	\$58,300	
Wood	5%			2062	**	5	\$58,300	
<b>Interior Walls</b>								
Ceramic Tile	2%			2030	\$244,900	5	\$8,400	
Gypsum Board	10%			LIFE	**	5	\$25,200	
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	48%			LIFE	**	5	\$60,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$83,900	
<b>Ceilings</b>								
Acous Tile, Adhered	10%			2032	**	5	\$62,200	
Acous Tile Susp. Lay-In	35%			2032	**	5	\$217,600	
Acous Tile Susp. Lay-In	5%			2044	**	5	\$31,100	
Exposed Concrete	5%			LIFE	**	5	\$4,900	
Masonry: Marble	3%			LIFE	**	1		
Masonry: Vault Struct	5%			LIFE	**			
Mosaic Tile	2%			LIFE	**	1		
Plaster	35%			LIFE	**	5	\$136,000	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2053	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated At 4000 Amperes Each.</i>								
<b>Transformers</b>								
Dry Type	100%			2044	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1500 Kilovolt-ampere, 480/208/120volts</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2053	**	5	\$10,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
	Conduit	90%			2053	**	1	
	Conduit	10%			2037	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2049	**	5	\$500
	Molded Case Bkrs	95%			2049	**	5	\$10,400
<b>Wiring</b>								
	Thermoplastic	90%			2053	**	1	
	Thermoplastic	10%			2037	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	20%			2025	\$6,200	5	\$600
	Variable Frequency Drive	80%			2044	**		
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$6,100
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2044	**	1	\$127,800
<b>Generators</b>								
	Diesel	100%			2040	**	1	\$160,900
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 2- 1500 Kilowatt Emergency Generators</i>							
<b>Batteries</b>								
	Lead/Acid	100%			2022	\$1,600	5	\$15,400
<b>Fuel Storage</b>								
<b>Day Tank</b>								
		50%			2049	**	5	\$38,500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : No Available Nameplate Rating Capacity</i>							
<b>Main Tank</b>								
		50%			2062	**	5	\$6,100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 14,000 Gallons Rated Capacity</i>							
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
		10%			2035	**	10	\$38,100
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
<b>Fluorescent</b>								
		85%			2035	**	10	\$323,900
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
<b>Fluorescent</b>								
		5%			2035	**	10	\$19,100
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Offices At 10th Floor</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

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

**Lighting**

## Egress Lighting

Emergency, Service

50%

2035

\*\*

1

Exit, LED

50%

2062

\*\*

1

**Alarm**

## Security System

No Component

70%

Generic

30%

2035

\*\*

1

\$46,500

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

## Fire/Smoke Detection

Generic, Digital

100%

2035

\*\*

1-3

\$256,000

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

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

**Heating**

## Energy Source

Utility Steam

100%

2037

\*\*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : Steam From Con Edison*

## Conversion Equipment

Pres. Reducing

100%

2036

\*\*

5

\$24,700

Valve/LP Steam

## Distribution

Central Plant Steam

100%

2027

\$6,966,100

4

\$20,500

Piping/Pmp

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout*

## Terminal Devices

Convactor/Radiator

100%

2025

\$2,203,500

1

\$134,200

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout, Newly Installed Steam Traps And Danfoss Valves***Air Conditioning**

## Energy Source

Electricity

100%

2035

\*\*

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Interior Pkg Unit - Cooling	5%			2031	**	2	\$1,300
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 5th Floor</i>				
				<i>Recent Installation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 5th Floor</i>				
	Reciprocating Compr/Chiller Split Unit	5%			2032	**	1	\$9,600
	Window/Wall Unit	15%			2032	**		
		75%			2022	\$643,300	1	
<b>Terminal Devices</b>								
	Fan Coil - 2 Pipe	20%			2032	**	1	\$26,800
	No Component	80%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$46,300
	No Component	80%						
<b>Exhaust Fans</b>								
	Roof	10%			2027	\$68,300	2	\$1,300
	No Component	90%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Throughout</i>				
				<i>Explanation : Natural Ventilation</i>				
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	10%			2037	**	1	
	Galvanized Steel	90%			2025	\$1,625,400	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
<b>HW Heat Exchanger</b>								
	HTHW/HW	100%			2037	**		
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
				<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2027	\$62,800	4	\$8,800
<b>Sewage Ejector(s)</b>								
	Electric	100%			2027	\$118,500	4	\$16,500
<b>Backflow Preventer</b>								
	Generic	100%			2027	\$104,600	1	\$25,400

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 10th Floor</i>					
			<i>Explanation : 10 Units</i>					
Fire Suppression								
	Standpipe							
	Generic	100%			2037	**	1-5	\$209,400
	Sprinkler							
	No Component	25%						
	Generic	75%			2047	**	1-2	\$87,300

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : KENT AVENUE SHOPS  
**Address** : 390 KENT AVENUE @WILLIAMSBURG BRIDGE  
**Borough** : BROOKLYN **Agency's Number** : 312-350  
**Program / Asset #** : DGS0025.000 / 2037 **Yr Built/Renovated** : 1954 / 2012  
**Area Sq Ft** : 85,438 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$440,000	
Interior Architecture	\$273,100	\$279,500
Electrical	\$139,300	\$512,300
Mechanical	\$161,600	\$1,223,200
Site Enclosure	\$81,000	
Site Pavements	\$309,400	
<b>Total</b>	<b>\$1,404,400</b>	<b>\$2,015,000</b>
Importance Code A	\$440,000	
Importance Code B	\$574,000	\$2,015,000
Importance Code C	\$390,400	
<b>Total</b>	<b>\$1,404,400</b>	<b>\$2,015,000</b>

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$38,200			\$6,200
Interior Architecture	\$16,600		\$19,200	\$5,600
Electrical	\$6,100	\$3,200	\$27,900	\$4,100
Mechanical	\$37,500	\$18,600	\$32,500	\$16,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$102,300</b>	<b>\$25,800</b>	<b>\$83,600</b>	<b>\$35,900</b>
Importance Code A	\$49,200	\$8,500	\$9,600	\$14,600
Importance Code B	\$44,300	\$17,300	\$74,000	\$21,200
Importance Code C	\$8,900			
<b>Total</b>	<b>\$102,300</b>	<b>\$25,800</b>	<b>\$83,600</b>	<b>\$35,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	4+	\$5,000	LIFE	**	5	\$21,100	
<i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>								
<i>Location : South Side Of Building</i>								
Masonry: Brick	75%			LIFE	**	5	\$31,700	
Masonry: Granite	2%			LIFE	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Located On Kent Avenue</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,000	
Metal Coiling Doors	10%	2-4	\$25,400	2033	**	5	\$6,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Coiling Door At Machine Shop</i>								
<b>Windows</b>								
Aluminum	100%			2044	**	5	\$12,300	
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$11,400	
Masonry: Limestone	15%			LIFE	**	5	\$2,700	
Metal Rail	5%			2041	**	5-10	\$12,900	
<b>Roof</b>								
Built-Up (BUR)	100%	0-2	\$440,000	2033	**			
<i>Alligatoring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Air/Water Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : North Side Of Upper And Lower Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : North Side Of Main Roof And Upper Roof</i>								
<i>Explanation : Roof Membrane Is Delaminating At Joints Due To Poor Installation</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	20%			LIFE	**	5	\$55,900	
Ceramic Tile	5%			2031	**	5	\$6,400	
Vinyl Tile	20%	Now	\$46,000	2033	**	3	\$9,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Offices And Shop Areas</i>								
Vinyl Tile 9" X 9"	15%	4+	\$4,500	2028	\$223,500	3	\$7,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Steps Located By Entry Vestibule</i>								
Wood	24%	Now	\$107,100	2043	**	5	\$28,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Truck Garage At Basement Level</i>								
<i>Loose Units, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	16%			2068	**	5	\$38,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%			LIFE	**			
Concrete Masonry Unit	25%	4+	\$7,500	LIFE	**	5	\$6,400	
<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>								
<i>Location : Freight Elevator Room In Basement</i>								
Gypsum Board	25%	4+	\$1,400	LIFE	**	5	\$9,600	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**			
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	25%	Now	\$54,700	2033	**	5	\$20,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lockers, Basement And Bathrooms</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Spaces</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Spaces</i>								
Exposed Concrete	75%	4+	\$65,300	LIFE	**	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Paint Shop On 1st Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Paint Shop On 1st Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	95%	Now	\$81,000	2058	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Side Of Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : West Side Of Building</i>								
<i>Explanation : Concrete Post Bases Are Eroding At River Edge</i>								
Iron Picket	5%			2063	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

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

## Site Pavements

Parking/Driveway  
Asphalt

100% Now \$309,400 2037 \*\*

*Potholes, Extent : Moderate, Area Affected : 15%*

*Location : West Side Of Building*

*Sinking/Subsiding, Extent : Moderate, Area Affected : 40%*

*Location : West Side Of Building At River Edge*

*Other Observation, Extent : Moderate, Area Affected : 30%*

*Location : West Side Of Building*

*Explanation : Erosion At River Edge*

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

## Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2048 \*\* 5 \$2,300

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

*Location : Electrical Room*

*Explanation : One 2000 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs

100% 2048 \*\* 5 \$2,300

Raceway

Conduit

50% 2028 \$5,000 1

Conduit

50% 2048 \*\* 1

Panelboards

Molded Case Bkrs

85% 2044 \*\* 5 \$1,900

*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Basement, 1st Floor*

Molded Case Bkrs

14% 2036 \*\* 5 \$300

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

*Location : 1st And 2nd Floors*

*Explanation : Panelboards Are Old But In Satisfactory Condition*

Molded Case Bkrs

1% Now \$300 2053 \*\* 5

*Other Observation, Extent : Severe, Area Affected : 1%*

*Location : 2nd Floor*

*Explanation : Pnl Lp-2a: Door Does Not Lock, Exposing Interior Components*

Wiring

Braided Cloth

10% 2-4 \$2,200 2053 \*\* 1

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

*Location : Basement*

Thermoplastic

90% 2048 \*\* 1

Motor Controllers

Locally Mounted

50% 2026 \$34,200 5 \$300

Locally Mounted

50% 2041 \*\* 5 \$300

## Ground

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,300	
Lighting								
Interior Lighting								
Fluorescent	100%			2033	**	10	\$78,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Floors</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$61,000	10	\$10,300	
Exit, Service	50%			2023	\$12,200	1		
Exterior Lighting								
HID	100%			2028	\$341,300	10	\$300	
Alarm								
Security System								
Generic	50%			2033	**	1	\$16,000	
Generic	50%			2028	\$136,700	1	\$16,000	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil No 2	50%	Now	\$82,500	2058	**	5	\$6,600	
<i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Buried Tank(s), Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Yard</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Oil Supply System</i>								
Fuel Oil No 2	50%			2028	\$82,500	5	\$13,200	
Conversion Equipment								
Steam Boiler	100%	Now	\$11,000	2033	**	1	\$76,100	
<i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Control System</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Boilers</i>								
Distribution								
Steam Piping/Pump	100%			2038	**			
Terminal Devices								
Air Handler	20%			2028	\$238,100	1	\$10,600	
Convactor/Radiator	20%			2033	**	1	\$5,500	
Fan Coil Unit/Heat	60%			2028	\$760,700	1	\$16,600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2044	**	1	
Conversion Equipment								
	Window/Wall Unit	20%			2023	\$35,300	1	
	No Component	80%						
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	10%			LIFE	**	2-5	\$4,800
	No Component	90%						
Exhaust Fans								
	Interior	30%			2028	\$90,400	2	\$800
	Roof	70%			2038	**	2	\$1,800
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<b>Plumbing</b>								
H/C Water Piping								
	Galvanized Steel	100%			2033	**	1	
Water Heater								
	Gas Fired	85%	0-2	\$43,900	2028	\$43,900	2	\$800
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
	Gas Fired	15%			2026	\$7,700	2	\$200
HW Heat Exchanger								
	Steam Fired	100%			2038	**	4	\$12,700
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Submersible	100%			2021	\$2,900	4	\$2,700
Sewage Ejector(s)								
	Compressed Air	100%	0-2	\$15,800	2058	**	4	\$900
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
	Generic	100%			2028	\$21,500	1	\$5,200
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement: First Floor</i>								
<i>Explanation : One Unit</i>								
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2048	**	1-5	\$44,700

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : LONG ISLAND CITY COURTHOUSE  
**Address** : 25-10 COURT SQUARE  
**Borough** : QUEENS **Agency's Number** : 312-409  
**Program / Asset #** : DGS0029.000 / 2793 **Yr Built/Renovated** : 1874 / 2007  
**Area Sq Ft** : 67,590 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 83 **Lot** : 1 **BIN** : 4000698

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$679,400	\$819,400
Interior Architecture	\$84,100	\$639,300
Electrical	\$457,800	\$1,131,500
Mechanical	\$1,005,300	\$923,700
<b>Total</b>	<b>\$2,226,500</b>	<b>\$3,513,900</b>
Importance Code A	\$679,400	\$819,400
Importance Code B	\$1,463,100	\$2,431,200
Importance Code C	\$84,100	\$263,300
<b>Total</b>	<b>\$2,226,500</b>	<b>\$3,513,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture			\$23,100	
Interior Architecture	\$50,400	\$4,800	\$32,600	\$9,500
Electrical	\$2,200	\$2,700	\$8,900	\$2,000
Mechanical	\$39,700	\$18,500	\$51,300	\$22,300
Site Pavements	\$18,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$118,800</b>	<b>\$33,900</b>	<b>\$123,800</b>	<b>\$41,600</b>
Importance Code A	\$6,700	\$6,700	\$30,000	\$6,700
Importance Code B	\$107,100	\$27,200	\$93,800	\$34,900
Importance Code C	\$5,000			
<b>Total</b>	<b>\$118,800</b>	<b>\$33,900</b>	<b>\$123,800</b>	<b>\$41,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Copper/Terne	10%			2048	**	10	\$27,200	
<i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Penthouse</i>								
Masonry: Brick	70%			LIFE	**	5	\$81,200	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	2-4	\$78,900	LIFE	**	5	\$4,400	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	0-2	\$485,700	LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Wood	100%			2036	**	5	\$229,400	
<b>Parapets</b>								
Masonry: Brick	85%			LIFE	**	5	\$17,200	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$3,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Clay Tile	25%			2048	**	10	\$18,800	
Copper/Terne	5%			2043	**	10	\$9,400	
Metal Panel	10%			2033	**	10	\$13,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Cupola</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	50%			2028	\$585,900	10	\$37,500	
Skylight, Metal/Glass	10%			2048	**	10	\$25,000	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2027	\$222,800	3	\$30,300	
Carpet	5%			2029	\$74,300	3	\$7,600	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room Basement</i>								
Mosaic Tile	10%			2033	**	5	\$25,300	
Terrazzo	7%			LIFE	**	5	\$5,500	
Vinyl Tile	38%			2028	\$376,000	3	\$14,400	
Vinyl Tile	15%			2033	**	3	\$7,600	
Wood	5%			2056	**	5	\$9,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2031	**	5	\$9,900	
Gypsum Board	25%			LIFE	**	5	\$49,700	
Plaster	55%	2-4	\$84,100	LIFE	**	5	\$54,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	12%			LIFE	**	5	\$159,000	
<b>Ceilings</b>								
AcousTileConcealSpLn	15%			2033	**	5	\$19,300	
AcousTileSusp.Lay-In	15%			2033	**	5	\$15,500	
AcousTileSusp.Lay-In	20%			2041	**	5	\$20,600	
Embossed Metal	5%	Now	\$20,900	LIFE	**	5	\$2,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Glass: Susp Panels	5%			LIFE	**			
Plaster	25%			LIFE	**	5	\$16,100	
Plaster	15%			LIFE	**	5	\$9,700	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	80%			2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Buiding</i>								
Iron Picket	20%			2063	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	85%			2041	**			
Pavers/Stone	15%	2-4	\$18,600	2031	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Slate In Front Of Building</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2028	\$23,900	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Protector Rated At 1600 Amperes</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2028	\$140,500	5	\$300	
Raceway								
Conduit	90%			2028	\$102,500	1		
Conduit	10%			2048	**	1		
Panelboards								
Molded Case Bkrs	90%			2027	\$69,600	5	\$1,600	
Molded Case Bkrs	10%			2044	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$88,400	2053	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	40%			2028	\$70,700	1		
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	25%			2026	\$37,700	5	\$100	
Locally Mounted	75%			2041	**	5	\$300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Connected To Main Water Pipe</i>							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2033	**	10	\$6,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Court Reporter Offices</i>							
	<i>Explanation : T-8 Lamp</i>							
Fluorescent	40%			2028	\$511,200	10	\$24,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-12 Lamps</i>							
HID	40%			2028	\$76,100	10	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Court Rooms</i>							
	<i>Explanation : Halogen Lamps</i>							
Incandescent	10%			2023	\$127,800	2	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 70%</i>							
	<i>Location : 3rd Floor Court Room</i>							
	<i>Explanation : Around Perimeter Of Skylight</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2028	\$52,400	10	\$8,200	
Exit, Service	50%			2028	\$13,000	1		
Exterior Lighting								
HID	30%			2033	**	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Perimeter</i>						
		<i>Explanation : T-3 Halogen Lamps</i>						
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2028	\$70,600	1	\$7,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$241,600	1-3	\$12,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways And Mechanical Rooms</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i>						
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	**	1		
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$66,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Low Pressure Steam Units</i>						
Distribution								
Steam Piping/Pump	98%			2038	**			
Steam Piping/Pump	2%	0-2	\$100	2038	**			
		<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>						
		<i>Location : Boiler Room</i>						
Terminal Devices								
Air Handler	60%			2023	\$614,400	1	\$25,100	
Convactor/Radiator	40%			2041	**	1	\$8,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2036	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	50%			2031	**	1	\$36,600
				<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Basement Mechanical Room</i>				
	Interior Pkg Unit - Cooling	15%			2026	\$408,400	2	\$600
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Attic</i>				
	Window/Wall Unit	10%			2023	\$15,200	1	
	No Component	25%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	50%			2038	**	4	\$2,500
	No Component	50%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	50%			2023	\$306,300	1	\$20,900
	No Component	50%						
<b>Heat Rejection</b>								
	Evaporative Condenser	50%			2023	\$84,700	2	\$23,500
				<i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Penthouse Mechanical Room</i>				
	No Component	50%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700
<b>Exhaust Fans</b>								
	Interior	100%			2028	\$259,100	2	\$2,100
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	70%			2038	**	1	
	Galvanized Steel	30%			2026	\$95,900	1	
<b>Water Heater</b>								
	Gas Fired	100%	Now	\$13,300	2028	\$44,400	2	\$800
				<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 30 Gallons Water Heater</i>				
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2028	\$116,000	4	\$6,700
				<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : 250 Gallons</i>				
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Submersible	100%			2021	\$2,500	4	\$2,100
	Backflow Preventer							
	No Component	90%						
	Generic	10%			2028	\$1,900	1	\$400
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : For Standpipe Only</i>					
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 4th Floor</i>					
			<i>Explanation : 2 Units</i>					
<b>Fire Suppression</b>								
	Standpipe							
	Generic	100%			2048	**	1-5	\$35,300

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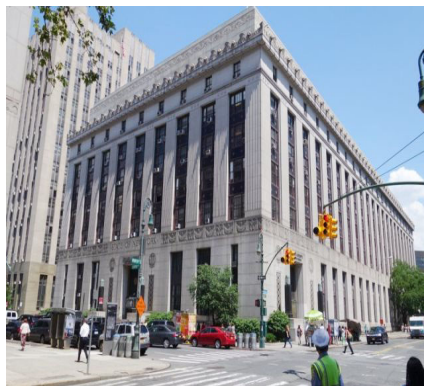
Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : LOUIS LEFKOWITZ BLDG.  
**Address** : 80 CENTRE STREET @ WORTH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007  
**Area Sq Ft** : 500,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,pen  
**Block** : 166 **Lot** : 27 **BIN** : 1001830

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$4,279,600	\$1,549,100
Interior Architecture	\$2,250,200	\$3,958,100
Electrical	\$927,500	\$7,418,400
Mechanical	\$1,128,300	\$13,027,600
<b>Total</b>	<b>\$8,585,700</b>	<b>\$25,953,100</b>
Importance Code A	\$4,279,600	\$1,877,100
Importance Code B	\$4,129,500	\$23,009,200
Importance Code C	\$176,600	\$1,066,800
<b>Total</b>	<b>\$8,585,700</b>	<b>\$25,953,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$6,800		
Interior Architecture	\$44,300	\$42,200		\$58,000
Electrical	\$77,700	\$82,900	\$71,000	\$109,200
Mechanical	\$69,600	\$42,600	\$100,600	\$33,200
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$280,400</b>	<b>\$263,200</b>	<b>\$260,400</b>	<b>\$289,200</b>
Importance Code A		\$6,800	\$1,300	
Importance Code B	\$280,400	\$256,400	\$259,100	\$289,200
Importance Code C				
<b>Total</b>	<b>\$280,400</b>	<b>\$263,200</b>	<b>\$260,400</b>	<b>\$289,200</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.*

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Copper/Terne	3%			2047	**	10	\$36,900	
Masonry: Brick	45%			LIFE	**	5	\$236,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Lintels In Courtyards</i>								
Masonry: Granite	40%			LIFE	**	5	\$157,400	
Masonry: Granite	10%	Now	\$656,500	LIFE	**	5	\$39,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse, Window Sills</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Sills In Courtyard And Penthouse</i>								
Windows								
Bronze/Brass	60%			2035	**	5	\$261,000	
Steel	40%	Now	\$1,538,800	2052	**	5	\$174,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyards</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Courtyards</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Courtyard Windows</i>								
Parapets								
Copper/Terne	10%			2047	**	5	\$13,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5	\$12,700	
Masonry: Granite	35%			LIFE	**	5	\$12,400	
Masonry: Granite	10%			LIFE	**	5	\$3,500	
Roof								
Built-Up (BUR)	80%	Now	\$2,084,400	2037	**			1
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over 9th Floor</i>								
<i>Debris Present, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Over 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over 9th Floor</i>								
Single Ply Membrane	20%			2027		10	\$36,300	
Interior								

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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.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	\$569,200	3	\$63,200	
Cast in Place Concrete	10%			LIFE	**	5	\$184,400	
Ceramic Tile	3%			2036	**	5	\$25,300	
Mosaic Tile	2%			2032	**	5	\$42,200	
Vinyl Tile	30%			2027	\$2,274,800	3	\$126,500	
Vinyl Tile	25%	Now	\$1,895,700	2037	**	3	\$79,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors And Offices, 9th Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</i>								
Interior Walls								
Ceramic Tile	3%			2030	\$867,700	5	\$29,700	
Glass: Single Pane	2%			LIFE	**	5	\$14,900	
Gypsum Board	20%			LIFE	**	5	\$118,900	
Masonry: Brick	5%			LIFE	**			
Metal Panel	8%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	7%	Now	\$176,600	LIFE	**	5	\$20,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 9th Floor</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
Plaster	20%			LIFE	**	5	\$59,400	
Under Construction	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 2nd, 4th And 8th Floors</i>								
<i>Explanation : Under Construction</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.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

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

## Interior

## Ceilings

AcousTile,Adhered	20%			2032	**	5	\$168,600	
AcousTileSusp.Lay-In	10%			2040	**	5	\$84,300	
Gypsum Board	5%			LIFE	**	5	\$52,700	
Plaster	27%			LIFE	**	5	\$142,300	
Plaster	8%	Now	\$93,600	LIFE	**	5	\$42,200	

*Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : 9th Floor**Paint Peeling, Extent : Severe, Area Affected : 25%**Location : 9th Floor**Staining/Discoloring, Extent : Severe, Area Affected : 50%**Location : 9th Floor**Water Penetration, Extent : Severe, Area Affected : 30%**Location : 9th Floor*

Plaster	5%			LIFE	**	5	\$26,300	
Under Construction	25%							

*Other Observation, Extent : Light, Area Affected : 0%**Location : 2nd, 4th And 8th Floors**Explanation : Under Construction*

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

## Under 600 Volts

## Service Equipment

Air Circuit Breaker	100%			2053	**	5	\$2,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 3- Main Services (Low Voltage Power Breakers)rated At 4000 Amperes Each*

## Transformers

Dry Type	100%			2044	**	5	\$1,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 6- 75 Kilovolt-ampere, 208/120 Volts*

## Switchgear / Switchboard

Air Circuit Breaker	100%			2053	**	5	\$2,600	
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## Raceway

Conduit	70%			2027		1	\$700,300	
Conduit	30%			2053	**	1		

## Panelboards

Fused Disc Sw	5%			2049	**	5	\$600	
Molded Case Bkrs	95%			2049	**	5	\$12,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
	Braided Cloth	60%	2-4	\$927,500	2052	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Thermoplastic	40%			2053	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	50%			2025	\$15,600	5	\$1,700
	Locally Mounted	50%			2044	**	5	\$1,700
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$7,300
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2044	**	1	\$153,800
<b>Generators</b>								
	Diesel	100%			2040	**	1	\$193,600
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Emergency Generator Rated At 1500 Kilowatts</i>						
<b>Batteries</b>								
	Lead/Acid	100%			2022	\$1,600	5	\$18,500
<b>Fuel Storage</b>								
	Day Tank	50%			2049	**	5	\$46,400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 275 Gallons Rated Capacity</i>						
	Main Tank	50%			2062	**	5	\$7,300
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 10,000 Gallons Rated Capacity</i>						
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	5%			2027	\$150,700	10	\$22,900
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
	Fluorescent	90%			2035	**	10	\$412,700
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	5%			2027	\$150,700	10	\$22,900
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Staircase And Lobby</i>						
<b>Egress Lighting</b>								
	Emergency, Service	50%			2035	**	1	
	Exit, LED	50%			2062	**	1	
<b>Alarm</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2027

\$480,100

1

\$56,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Other Public Spaces**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2027

\$5,478,100

1-3

\$317,500

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

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

**Heating**

## Energy Source

Utility Steam

100%

2037

\*\*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Steam Room**Explanation : Steam From Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP Steam

100%

2030

\$328,100

5

\$29,700

*Other Observation, Extent : Light, Area Affected : 5%**Location : Sub-basement Prv Room**Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room*

## Distribution

Hot Wtr Piping/Pump

5%

2043

\*\*

4

\$1,200

Central Plant Steam

95%

2027

\$7,965,400

4

\$23,400

Piping/Pmp

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

## Terminal Devices

Air Handler

5%

2035

\*\*

1

\$15,500

Convactor/Radiator

90%

2025

\$2,387,000

1

\$145,300

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout, Newly Installed Steam Traps And Danfoss Valves*

Fan Coil Unit/Heat

5%

2035

\*\*

1

\$8,100

**Air Conditioning**

## Energy Source

Electricity

100%

2043

\*\*

1

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2035	**	1	\$11,600	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Lower Roof, For Marriage Bureau</i>						
Window/Wall Unit	95%			2022	\$980,700	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	5%			2053	**	4	\$1,800	
No Component	95%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	5%			2035	**	1	\$15,500	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Marriage Bureau</i>						
		<i>Explanation : For Marriage Bureau</i>						
No Component	95%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	15%			2035	**	2	\$52,200	
		<i>Recent Installation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof, Air Cooled Condenser For 4th Floor</i>						
No Component	85%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Cooling Tower Abandon In Place</i>						
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$278,800	
<b>Exhaust Fans</b>								
Roof	10%			2022	\$82,300	2	\$1,500	
No Component	15%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Basement Print Shop, Basement Electrical Equipment Rooms</i>						
		<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>						
No Component	75%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : No Mechanical Ventilation</i>						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	10%			2053	**	1		
Galvanized Steel	90%			2025	\$1,956,400	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2037	**	4	\$74,200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Sump Pump(s) Non-Submersible	100%			2027	\$75,500	4	\$10,600
	Backflow Preventer Generic	100%			2027	\$125,900	1	\$30,600
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 9th Floor</i>								
<i>Explanation : 10 Units - 2 Freight, 8 Passenger</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2037	**	1-5	\$252,100
	Sprinkler No Component Generic	90% 10%			2037	**	1-2	\$14,000

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MANHATTAN CIVIL COURT  
**Address** : 111 CENTRE STREET @ WHITE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-138  
**Program / Asset #** : DGS0004.000 / 2049 **Yr Built/Renovated** : 1960 / 2004  
**Area Sq Ft** : 451,310 **Project Type** : REAL PROPERTY  
**Date of Survey** : 28-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,9,11,12,PH  
**Block** : 169 **Lot** : 10 **BIN** : 1001833

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$996,700	\$420,900
Interior Architecture	\$5,051,800	\$3,859,300
Electrical	\$509,300	\$708,500
Mechanical	\$10,358,900	\$9,312,100
<b>Total</b>	<b>\$16,916,700</b>	<b>\$14,300,900</b>
Importance Code A	\$996,700	\$420,900
Importance Code B	\$15,920,100	\$12,905,800
Importance Code C		\$974,100
<b>Total</b>	<b>\$16,916,700</b>	<b>\$14,300,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$18,000		\$32,400	
Interior Architecture	\$34,300		\$29,600	\$25,300
Electrical	\$70,100	\$64,400	\$67,200	\$86,600
Mechanical	\$135,800	\$268,500	\$165,800	\$226,400
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
<b>Total</b>	<b>\$399,300</b>	<b>\$474,000</b>	<b>\$436,000</b>	<b>\$479,400</b>
Importance Code A	\$31,400		\$33,400	
Importance Code B	\$350,500	\$474,000	\$402,600	\$479,400
Importance Code C	\$17,400			
<b>Total</b>	<b>\$399,300</b>	<b>\$474,000</b>	<b>\$436,000</b>	<b>\$479,400</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	11%	Now	\$240,800	LIFE	**	5	\$37,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Glazed Brick, Portion Of Masonry Covered With Single-Ply Roof Material To Prevent Water Penetration.</i>								
Masonry: Limestone	45%	Now	\$356,800	LIFE	**	5	\$115,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	1%			LIFE	**	5	\$2,600	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$225,100	
Metal Coiling Doors	1%	0-2	\$4,100	2033	**	5	\$5,400	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Frame</i>								
Marble Panels	2%	2-4	\$64,000	LIFE	**	5	\$5,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Ground Floor Throughout</i>								
Window Wall	5%			2048	**	5	\$64,300	
Windows								
Aluminum	95%			2036	**	5	\$79,600	
Metal Louvers	5%			2037	**	10	\$26,200	
Parapets								
Masonry: Brick	47%	Now	\$48,100	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Inside Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Glazed Brick. Portions Covered With Single-Ply Roofing Material To Prevent Water Penetration.</i>								
Masonry: Limestone	5%	Now	\$13,900	LIFE	**	5	\$300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Panel	3%			2048	**	5	\$500	
Panel/Paver: Limestone	45%			LIFE	**	5	\$2,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	4+	\$247,200	2033	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Vents And Drains</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Corners</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2041	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$73,900	
Ceramic Tile	5%			2031	**	5	\$33,800	
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	35%			2023	\$2,126,500	3	\$88,700	
Vinyl Tile 9" X 9"	30%	4+	\$236,100	2023	\$2,361,400	3	\$76,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	4%			2031	**	5	\$34,800	
Mosaic Tile	1%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	40%			LIFE	**	5	\$104,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%			LIFE	**	5	\$869,800	
Ceilings								
AcousTileConcealSpLn	40%	0-2	\$231,200	2026	\$2,312,100	5	\$168,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
AcousTileSusp.Lay-In	15%			2033	**	5	\$101,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	10%	Now	\$46,000	LIFE	**	5	\$10,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Parking Garage</i>								
Plaster	35%			LIFE	**	5	\$147,800	
Site Enclosure								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	25%			2048	**			
Iron Picket	75%			2048	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service And 1- Bus Tie Disconnet Switches Rated At 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 5- 30 Kilovolt-ampere 208/120 Volts, 6-65 Kilovolt-ampere 208/240 Volts And 4-40 Kilovolt-ampere 208/240 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2048	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker</i>								
<b>Raceway</b>								
Conduit	20%			2028	\$123,800	1		
Conduit	80%			2048	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2044	**	5	\$500	
Molded Case Bkrs	5%			2027	\$28,500	5	\$600	
Molded Case Bkrs	90%			2044	**	5	\$10,700	
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$95,400	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2048	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Motor Controllers</b>								
Locally Mounted	5%			2041	**	5	\$200	
Motor Control Center	5%			2026	\$56,200	5	\$600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Machinery Room</i>								
Motor Control Center	90%			2041	**	5	\$11,100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$6,600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2041	**	1	\$138,900	
<b>Generators</b>								
Diesel	100%			2037	**	1	\$174,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1250 Kilowatt Genset</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$16,700	
<b>Fuel Storage</b>								
Day Tank	50%			2044	**	5	\$41,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	95%			2033	**	10	\$393,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2033	**	10	\$20,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Service	40%			2033	**	1		
Emergency, Battery	10%			2033	**	10	\$10,900	
Exit, LED	50%			2056	**	1		
<b>Exterior Lighting</b>								
HID	15%			2028	\$270,500	10	\$200	
Incandescent	15%			2028	\$229,500	2	\$100	
No Component	70%							

**Alarm**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2033

\* \*

1

\$50,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Outside**Explanation : CCTV Surveillance Camera System*

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$200,600

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

**Heating**

## Energy Source

Utility Steam

100%

2038

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

## Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2031

\* \*

5

\$26,800

## Distribution

Central Plant Steam

100%

Piping/Pmp

2038

\* \*

4

\$33,400

## Terminal Devices

Air Handler

100%

2023

\$6,287,800

1

\$279,100

**Air Conditioning**

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

90%

2031

\* \*

1

\$439,600

*Other Observation, Extent : Light, Area Affected : 90%**Location : Basement Mechanical Room**Explanation : R123 Refrigerant*

Split Unit

10%

2028

\$954,500

*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : Rooftop*

## Distribution

CW &amp; CHW Wtr

100%

Pipe/Pump

2038

\* \*

4

\$33,400

## Terminal Devices

Air Handler/Cool/Ht

80%

2023

\$4,012,100

1

\$223,300

Induction Unit

20%

2028

\$531,500

1

\$29,200

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
Heat Rejection								
	Air Cooled Condenser Unit	10%		2028	\$90,200	2	\$31,400	
	Water Cooling Tower	90%		2026	\$1,527,300	2	\$408,800	
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$251,700	
Exhaust Fans								
	Interior	100%		2028	\$1,590,900	2	\$13,800	
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%		2038	**	1		
Water Heater								
	Electric	1%		2026	\$3,900	4		
			<i>Other Observation, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Subbasement</i>					
			<i>Explanation : 40 Gallons For Staff Wash Room</i>					
	No Component	99%						
HW Heat Exchanger								
	Steam Fired	100%		2038	**	4	\$66,900	
Sanitary Piping								
	Cast Iron	100%		LIFE	**	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	**	1		
Sump Pump(s)								
	Non-Submersible	100%		2028	\$68,200	4	\$9,500	
Sewage Ejector(s)								
	Compressed Air	100%		2038	**	4	\$6,800	
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%		LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 6 Units From 1st To 12th Floor, 4 Units From Basement To 12th Floor, 1 Freight Unit From Basement To 12th Floor</i>					
			<i>Explanation : 11 Units</i>					
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%		2038	**	1-5	\$227,600	
Sprinkler								
	Generic	100%		2028	\$4,378,800	1-2	\$126,400	
Fire Pump								
	Generic	100%		2031	**	1	\$84,300	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MANHATTAN CRIMINAL COURTS BLDG.  
**Address** : 100 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-135  
**Program / Asset #** : DGS0002.000 / 2072 **Yr Built/Renovated** : 1938 / 2014  
**Area Sq Ft** : 960,618 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Nov-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,15,17,18  
**Block** : 167 **Lot** : 1 **BIN** : 1079000

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,707,600	\$3,187,400
Interior Architecture	\$437,900	\$7,446,200
Electrical	\$1,235,400	\$1,811,200
Mechanical	\$15,172,600	\$6,316,300
<b>Total</b>	<b>\$20,553,500</b>	<b>\$18,761,100</b>
Importance Code A	\$4,939,500	\$3,187,400
Importance Code B	\$15,471,500	\$14,749,400
Importance Code C	\$142,400	\$824,300
<b>Total</b>	<b>\$20,553,500</b>	<b>\$18,761,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				
Interior Architecture		\$100,600	\$93,500	\$32,400
Electrical	\$117,300	\$137,000	\$93,700	\$111,400
Mechanical	\$149,700	\$235,900	\$394,600	\$253,800
Site Pavements	\$7,500			
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
<b>Total</b>	<b>\$665,400</b>	<b>\$864,300</b>	<b>\$972,600</b>	<b>\$788,400</b>
Importance Code A		\$95,100	\$95,100	\$97,200
Importance Code B	\$660,300	\$769,200	\$877,400	\$691,200
Importance Code C	\$5,100			
<b>Total</b>	<b>\$665,400</b>	<b>\$864,300</b>	<b>\$972,600</b>	<b>\$788,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$3,672,600	LIFE	**	5	\$476,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation</i>								
Metal Panel	15%	Now	\$35,000	2039	**	5	\$255,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Central Cooling Tower Roof Areaway Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Central Cooling Tower Roof Areaway Walls</i>								
<i>Explanation : This Actually Lead Coated Copper Cladding</i>								
Granite Panels	15%			LIFE	**	5	\$102,100	
Windows								
Aluminum	97%			2045	**	5	\$203,700	
Metal Louvers	3%			2038	**	10	\$39,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5	\$39,200	
Masonry: Limestone	15%			LIFE	**	5	\$8,700	
Roof								
Modified Bitumen	100%			2029		10	\$134,900	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Rooftop Locations</i>								
Interior								
Floors								
Carpet	14%			2025		3	\$301,900	
Cast in Place Concrete	10%			LIFE	**	5	\$314,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	3%			2038	**	5	\$43,100	
Marble Panels	5%			LIFE	**	5	\$53,900	
Quarry Tile	3%			2034	**	5	\$64,700	
Terrazzo	25%			LIFE	**	5	\$280,800	
Vinyl Tile	40%			2029		3	\$215,700	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Gypsum Board	5%			LIFE	**	5	\$43,800	
Masonry: Brick	15%			LIFE	**			
Marble Panels	15%			LIFE	**			
Plaster	23%	Now	\$142,400	LIFE	**	5	\$100,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
Plaster	22%			LIFE	**	5	\$96,300	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	10%			LIFE	**	5	\$583,600	
Ceilings								
AcousTile,Adhered	25%			2034	**	5	\$359,400	
AcousTileSusp.Lay-In	5%			2042	**	5	\$71,900	
Exposed Concrete	5%			LIFE	**	5	\$11,200	
Plaster	2%	Now	\$79,900	LIFE	**	5	\$18,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairs E, F At Penthouse</i>								
Plaster	55%			LIFE	**	5	\$494,200	
Plaster	8%			LIFE	**	5	\$71,900	
Site Enclosure								
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Under Construction	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	83%			2042	**			
Cast in Place Concrete	2%	Now	\$2,400	2042	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Corner Of Hogan Place And Baxter Street By Hydrant</i>								
Under Construction	15%							
On-Site Walkways								
Masonry: Granite	25%	Now	\$5,100	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Stairs At Entry</i>								
Masonry: Granite	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : ADA Ramps</i>								
<i>Explanation : Under Construction</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4- Main Service Switches Rated At 4000 Amperes Each</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	20%			2049	**	5	\$800	
Molded Case Bkrs	80%			2049	**	5	\$20,200	
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2037	**	5	\$3,300	
Molded Case Bkrs	85%			2037	**	5	\$21,500	
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$173,400	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	90%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	90%			2034	**	5	\$5,800	
Motor Control Center	10%			2034	**	5	\$2,600	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,100	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2034	**	1	\$295,500	
<b>Generators</b>								
Diesel	100%			2032	**	1	\$372,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$35,600	
<b>Fuel Storage</b>								
Day Tank	50%			2037	**	5	\$89,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2032	**	5	\$14,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75,000 Gallon Capacity</i>								

**Lighting**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	97%			2034	**	10	\$854,600	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2029	\$24,900	10	\$300	
Incandescent	1%			2029	\$167,100	2	\$200	
LED	1%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller Room</i>								
<i>Explanation : LED Lighting Observed</i>								
<b>Egress Lighting</b>								
Emergency, Service	45%			2029	\$224,900	1		
Emergency, Battery	5%			2029	\$68,500	10	\$11,600	
Exit, LED	50%			2044	**	1		
<b>Exterior Lighting</b>								
HID	10%			2029	\$383,800	10	\$300	
Incandescent	5%			2024	\$162,900	2	\$100	
No Component	85%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$922,300	1	\$107,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	25%			2034	**	1-3	\$148,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
Generic, Digital	5%	0-2	\$26,300	2034	**	1-3	\$26,900	
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : False Alarms And Trouble Alarms</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%	Now	\$1,231,900	2034	**	1	\$856,200	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : No. 1 And No. 2 Burners</i> <i>Not in Service, Extent : Severe, Area Affected : 25%</i> <i>Location : 1 Of 4 Boilers In Sub-basement</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Sub-basement</i> <i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$1,610,900	2039	**	4	\$47,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Condensate Drain Pipe, Sub-basement</i> <i>Damaged, Extent : Severe, Area Affected : 10%</i> <i>Location : Condensate Surge Tank Needs Replacement</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i> <i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	5%	Now	\$669,200	2039	**	1	\$26,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i> <i>Location : 18th Floor Fan Room</i> <i>On Extended Life, Extent : Light, Area Affected : 100%</i> <i>Location : 18th Floor Fan Room</i>								
Air Handler	20%	0-2	\$2,676,700	2039	**	1	\$106,900	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i> <i>Location : Fan Rooms</i>								
Convactor/Radiator	75%			2027	\$3,821,600	1	\$232,700	
Air Conditioning								
Energy Source Electricity	100%			2037	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2038	**	1	\$363,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i> <i>Location : Basement</i>								
Exterior Pkg Unit - Cooling	5%			2024	\$385,400	2	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i> <i>Location : 18th Floor Roof</i>								
Window/Wall Unit	50%			2024	\$991,700	1		
No Component	10%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
CW & CHW Wtr Pipe/Pump	35%	Now	\$18,300	2039	**	4	\$16,600	
<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Zone Valves, Various Locations</i>								
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	0-2	\$3,362,500	2039	**	1	\$187,100	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
No Component	65%							
Heat Rejection								
Water Cooling Tower	35%	Now	\$113,800	2030	\$1,137,800	2	\$270,700	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Insufficient Air Flow Causing Water Damage At Upper Roof</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Penthouse</i>								
No Component	65%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$175,400	LIFE	**	2-5	\$535,700	
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Air Intake, 18th Floor Roof</i>								
Exhaust Fans								
Interior	90%	0-2	\$3,047,600	2039	**	2	\$21,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Interior	10%	Now	\$338,600	2039	**	2	\$2,400	
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 18th Floor Fan Room</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	14%	Now	\$49,700	2029	\$993,300	1		
<i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1 Of 2 Pumps Not Functioning</i>								
Brass/Copper	86%			2049	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$151,600	2039	**	4	\$95,000	
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%	Now	\$139,300	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement And Basement</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sump Pump(s)								
Non-Submersible	88%	0-2	\$51,100	2039	**	4	\$17,900	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Non-Submersible	12%			2039	**	4	\$2,400	
Sewage Ejector(s)								
Electric	94%	0-2	\$51,500	2039	**	4	\$35,900	
	<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 3 Duplex Units</i>							
Electric	6%			2039	**	4	\$2,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor</i>							
	<i>Explanation : 22 Units</i>							
Fire Suppression								
Standpipe								
Generic	100%			2039	**	1-5	\$502,300	
Sprinkler								
No Component	50%							
Generic	50%			2039	**	1-2	\$134,500	
Fire Pump								
Generic	100%			2038	**	1	\$179,400	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MANHATTAN FAMILY COURT  
**Address** : 60 LAFAYETTE STREET @ LEONARD ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-136  
**Program / Asset #** : DGS0003.000 / 2048 **Yr Built/Renovated** : 1975 / 2010  
**Area Sq Ft** : 491,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Nov-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,6,12  
**Block** : 171 **Lot** : 31 **BIN** : 1001842

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$530,000	\$1,027,600
Interior Architecture	\$956,500	\$1,155,300
Electrical	\$93,000	\$11,411,400
Mechanical	\$5,671,500	\$11,001,400
<b>Total</b>	<b>\$7,251,100</b>	<b>\$24,595,600</b>
Importance Code A	\$530,000	\$1,114,800
Importance Code B	\$6,336,800	\$23,308,100
Importance Code C	\$384,300	\$172,700
<b>Total</b>	<b>\$7,251,100</b>	<b>\$24,595,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$37,200		\$17,200
Interior Architecture			\$11,400	\$46,300
Electrical	\$49,500	\$58,100	\$71,500	\$60,300
Mechanical	\$212,900	\$157,000	\$282,300	\$133,300
Site Pavements	\$3,600			
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
<b>Total</b>	<b>\$384,400</b>	<b>\$370,800</b>	<b>\$483,600</b>	<b>\$375,600</b>
Importance Code A		\$51,800		\$18,300
Importance Code B	\$384,400	\$319,000	\$472,200	\$357,300
Importance Code C			\$11,400	
<b>Total</b>	<b>\$384,400</b>	<b>\$370,800</b>	<b>\$483,600</b>	<b>\$375,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	8%	Now	\$101,700	LIFE	**	5	\$170,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Foundation At B Level, Garage, Judges Exit</i>								
Cast in Place Concrete	2%			LIFE	**	5	\$42,600	
Metal Panel	27%			2049	**	5-10	\$790,600	
Metal Coiling Doors	3%			2042	**	5	\$39,900	
Granite Panels	50%			LIFE	**	5	\$159,700	
Window Wall	10%			2049	**	5	\$159,700	
Windows								
Aluminum	95%			2045	**	5	\$38,800	
Metal Louvers	5%			2038	**	10	\$12,800	
Parapets								
Metal Panel	85%			2049	**	5	\$34,400	
Metal Rail	15%			2042	**	5-10	\$28,400	
Roof								
IRMA/Protected Membrane	35%			2034	**	10	\$46,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outdoor Balcony Areas</i>								
<i>Explanation : Cast Stone Paver Ballasted</i>								
Modified Bitumen	65%			2034	**	10	\$86,400	
Soffits								
Metal Panel	100%			2049	**	5-10		
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$71,500	LIFE	**	5	\$71,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Floor Slab Is Pitched In The Wrong Direction.</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$142,200	
Ceramic Tile	13%			2038	**	5	\$84,500	
Panel/Paver: Cer/Brk	10%			2045	**	5	\$146,200	
Terrazzo	5%			LIFE	**	5	\$25,400	
Vinyl Tile	57%	4+	\$66,600	2034	**	3	\$138,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices And Waiting Areas Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$304,200	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2038	**	5	\$22,700	
Concrete Masonry Unit	15%	Now	\$80,100	LIFE	**	5	\$27,300	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations, 11th Floor Mechanical. Penthouse</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area In Basement</i>								
Gypsum Board	30%			LIFE	**	5	\$81,800	
Marble Panels	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$20,500	
Wood	5%			LIFE	**	5	\$90,900	
Ceilings								
AcousTileConcealSpLn	25%	4+	\$278,100	2042	**	5	\$101,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	35%			2042	**	5	\$227,500	
Exposed Concrete	15%			LIFE	**	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$40,600	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Lobby Area</i>								
<i>Explanation : Staining From Water Leak</i>								
Plaster	10%			LIFE	**	5	\$40,600	
Wood	5%			LIFE	**	5	\$284,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$3,600	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Southeast Corner On Lafayette Street</i>								
On-Site Walkways								
Cast in Place Concrete	20%			2042	**			
Masonry: Granite	80%			LIFE	**			
Parking/Driveway								
Cast in Place Concrete	100%			2034	**			

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	30%			2049	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 3000 Amperes</i>								
Fused Disc Sw	70%			2029	\$87,300	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Switches Rated At 3000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2034	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Kilovolt-ampere, 480/208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2049	**	5	\$600	
Molded Case Bkrs	70%			2029	\$361,900	5	\$9,000	
<b>Raceway</b>								
Conduit	100%			2039	**	1		
<b>Panelboards</b>								
Fused Disc Sw	15%			2028	\$85,400	5	\$1,700	
Molded Case Bkrs	55%			2037	**	5	\$7,100	
Molded Case Bkrs	30%			2045	**	5	\$3,900	
<b>Wiring</b>								
Thermoplastic	100%			2039	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2042	**	5	\$700	
Motor Control Center	80%			2034	**	5	\$10,700	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$7,200	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	50%			2042	**	1	\$75,500	
Automatic	50%			2034	**	1	\$75,500	
<b>Generators</b>								
Diesel	100%			2025	\$1,293,900	1	\$190,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 250 Kilowatt</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2021	\$1,600	5	\$109,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2028	\$18,900	5	\$45,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2032	**	5	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 400 Gallon Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	2%			2029	\$170,800	10	\$9,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	94%			2029	\$8,026,300	10	\$423,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	2%			2034	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : In Chiller Room</i>								
<i>Explanation : HID Lighting Observed</i>								
LED	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : LED Lighting Observed</i>								
<b>Egress Lighting</b>								
Emergency, Service	15%			2024	\$38,300	1		
Emergency, Service	30%			2034	**	1		
Emergency, Battery	5%			2029	\$35,000	10	\$5,900	
Exit, LED	50%			2057	**	1		
<b>Exterior Lighting</b>								
HID	20%			2029	\$392,300	10	\$300	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2029	\$471,400	1	\$55,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$90,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Con Edison</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2032	**	5	\$29,200	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Two Heat Exchangers</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	40%	Now	\$60,700	2037	**	4	\$9,700	
		<i>Corroded, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Basement</i>						
Steam Piping/Pump	60%	Now	\$25,800	2039	**			
		<i>Damaged, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Basement Valves</i>						
		<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement Condensate Return Pumping</i>						
<b>Terminal Devices</b>								
Air Handler	75%	Now	\$102,600	2024	\$5,130,600	1	\$204,900	
		<i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Mechanical Rooms</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room Controls</i>						
Convactor/Radiator	25%			2027	\$651,100	1	\$39,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	93%	Now	\$102,400	2032	**	1	\$444,700	
		<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Chiller Controls</i>						
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Sub-basement</i>						
		<i>Explanation : Three Units</i>						
Split Unit	7%			2029	\$726,900			
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	95%	Now	\$112,800	2039	**	4	\$23,000	
		<i>Broken, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Chiller Room Pumps</i>						
		<i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Mechanical Room Valves</i>						
No Component	5%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	95%			2029	\$5,183,400	1	\$288,400
	Fan Coil - 2 Pipe	5%			2029	\$462,800	1	\$7,900
<b>Heat Rejection</b>								
	Water Cooling Tower	100%			2027	\$1,846,200	2	\$494,100
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$273,800
<b>Exhaust Fans</b>								
	Interior	100%			2029	\$1,730,800	2	\$15,000
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2049	**	1	
<b>HW Heat Exchanger</b>								
	Steam Fired	80%	0-2	\$62,000	2039	**	4	\$38,800
		<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Coil Connections</i>						
	No Component	20%						
<b>Sanitary Piping</b>								
	Cast Iron	51%	Now	\$36,300	LIFE	**	1	
		<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Kitchen Sink Drain Leaks</i>						
	Cast Iron	49%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2029	\$74,200	4	\$15,600
<b>Sewage Ejector(s)</b>								
	Electric	100%			2029	\$140,100	4	\$29,300
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	90%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Seven Units - Basement To 11th Floor, One Unit - 1st To 11th Floor, One Unit - 1st To 7th Floor</i>						
		<i>Explanation : 9 Units</i>						
	Hydraulic	10%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : 1st To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
<b>Standpipe</b>								
	Generic	100%			2049	**	1-5	\$247,600
<b>Sprinkler</b>								
	Generic	100%			2049	**	1-2	\$137,500

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Fire Pump							
	Generic	100%		2032	**	1	\$91,700	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MANHATTAN SUPREME COURT  
**Address** : 60 CENTRE STREET BTWN: WORTH ST. - PEARL ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-103  
**Program / Asset #** : DGS0006.000 / 2051 **Yr Built/Renovated** : 1925 / 1993  
**Area Sq Ft** : 575,228 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Nov-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6,7  
**Block** : 160 **Lot** : 21 **BIN** : 1085748

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$5,817,000	\$2,168,100
Interior Architecture	\$2,134,600	\$4,341,400
Electrical	\$385,300	\$1,798,900
Mechanical	\$387,100	\$16,167,700
Site Pavements	\$87,900	
<b>Total</b>	<b>\$8,811,900</b>	<b>\$24,476,200</b>
Importance Code A	\$5,817,000	\$2,168,100
Importance Code B	\$2,010,100	\$21,769,900
Importance Code C	\$984,800	\$538,200
<b>Total</b>	<b>\$8,811,900</b>	<b>\$24,476,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$16,800			
Interior Architecture	\$268,600		\$1,896,200	\$102,200
Electrical	\$59,100	\$48,200	\$64,400	\$50,100
Mechanical	\$202,800	\$207,400	\$175,900	\$242,300
Site Pavements	\$5,800			
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$636,000</b>	<b>\$338,400</b>	<b>\$2,219,400</b>	<b>\$477,500</b>
Importance Code A	\$16,800		\$17,100	
Importance Code B	\$581,900	\$338,400	\$2,202,300	\$477,500
Importance Code C	\$37,200			
<b>Total</b>	<b>\$636,000</b>	<b>\$338,400</b>	<b>\$2,219,400</b>	<b>\$477,500</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$254,600	
Masonry: Brick	30%			LIFE	**	5	\$488,900	
Masonry: Granite	65%	Now	\$1,469,800	LIFE	**	5	\$397,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Floors, Pediment</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Pediment, Cornice, Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Ground Level East Side</i>								
Metal Panel	3%			2040	**	5-10	\$168,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Intermittent Panels Between Windows - Street Facades</i>								
<i>Explanation : Lead Panels</i>								
Windows								
Bronze/Brass	25%	4+	\$460,700	2038	**	5	\$143,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Entrance</i>								
Metal Louvers	5%			2039	**	10	\$57,400	
Steel	70%	4+	\$386,000	2038	**	5	\$803,000	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Corridor, Basement Toilet</i>								
Parapets								
Masonry: Brick	35%			LIFE	**	5-10	\$45,300	
Masonry: Granite	53%	Now	\$198,200	LIFE	**	5	\$12,600	
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Metal Panel	2%			2050	**	5	\$1,500	
Metal Rail	5%	0-2	\$2,900	2043	**	5	\$6,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	5%			LIFE	**	5-10	\$8,200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,700	LIFE		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Areaways</i>								
Copper/Terne	35%	Now	\$46,100	2045		**		
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Portico</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rotunda</i>								
Modified Bitumen	45%	Now	\$1,197,900	2040		**		1
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 6th Floor Roof</i>								
<i>Explanation : Water Penetration At Bracing Anchors For Parapet Walls</i>								
Skylight, Metal/Glass	5%	Now	\$499,900	2040		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Areas</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 6th Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Sloped Glazing	10%	Now	\$1,148,000	LIFE		**	5	\$227,400
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steel Supports For Glazing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Area Above Portico</i>								
Soffits								
Masonry: Granite	100%			LIFE		**	5	
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Floors</b>									
Carpet	15%	0-2	\$189,600	2023	\$1,896,200	3	\$193,700		
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Offices Throughout 5th And 6th Floors</i>									
Cast in Place Concrete	10%	0-2	\$103,000	LIFE	**	5	\$188,300		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout Sub-basement</i>									
Ceramic Tile	3%	0-2	\$28,800	2039	**	5	\$12,900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Toilets Throughout 5th And 6th Floor</i>									
Cork Tile	10%			2040	**	5	\$75,300		
Marble Panels	13%			LIFE	**	5	\$167,900		
Terrazzo	14%	2-4	\$128,900	LIFE	**	5	\$94,200		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Basement</i>									
Vinyl Tile	35%	4+	\$58,900	2030	\$2,947,100	3	\$113,000		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>									
<i>Location : Offices At Basement Level</i>									
<b>Interior Walls</b>									
Cast in Place Concrete	5%			LIFE	**	10	\$84,600		
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>									
<i>Location : Basement And Sub-basement</i>									
Masonry: Brick	5%			LIFE	**	10	\$10,200		
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>									
<i>Location : Basement And Sub-basement</i>									
Marble Panels	10%			LIFE	**	10	\$27,100		
Plaster	65%	Now	\$406,100	LIFE	**	5	\$132,000		
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>									
Wood	15%			LIFE	**	5	\$812,400		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Concrete	10%	Now	\$318,700	LIFE	**	5	\$13,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub-basement Mechanical Rooms</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Sub-basement Mechanical Rooms</i>								
Masonry: Infill Arch	3%			LIFE	**	10	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Underside Of Portico</i>								
Masonry: Marble	10%			LIFE	**	1		
Plaster	15%			LIFE	**	5-10	\$222,000	
Plaster	62%	Now	\$402,900	LIFE	**	5	\$333,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Free Standing Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Granite</i>								
Retaining Walls								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Material Is Granite</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2043	**			
Pavers/Stone	10%	Now	\$5,800	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side Of Building</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	50%			2035	**			
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyards At Sub-basement Level</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyards At Sub-basement Level</i>								
<i>Explanation : Poor Drainage</i>								
Masonry: Granite	50%	Now	\$87,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Stair</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance Stair</i>								
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2040	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 4,000 Amperes</i>								
Fused Disc Sw	30%			2050	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated At 4,000 Amperes</i>								
<hr/>								
<b>Transformers</b>								
Dry Type	100%			2050	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New Transformer Installed This Year. It Is Associated With The New Chiller.</i>								
<hr/>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2040	**	5	\$1,700	
Fused Disc Sw	30%			2050	**	5	\$700	
<hr/>								
<b>Raceway</b>								
Conduit	30%			2050	**	1		
Conduit	70%			2040	**	1		
<hr/>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2046	**	5	\$700	
Molded Case Bkrs	30%			2046	**	5	\$4,500	
Molded Case Bkrs	40%			2038	**	5	\$6,100	
Molded Case Bkrs	25%			2029		5	\$3,800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$103,700	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	90%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2043	**	5	\$800	
Locally Mounted	50%			2035	**	5	\$1,900	
Locally Mounted	5%			2028		5	\$200	
Motor Control Center	25%			2035	**	5	\$3,900	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Water Pipe</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2043	**	1	\$177,000	
<b>Generators</b>								
Diesel	100%			2039	**	1	\$222,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Genset Rated At 600 Kilowatts. It Is In Good Condition.</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2023	\$1,700	5	\$128,200	
<b>Fuel Storage</b>								
Main Tank	100%			2058	**	5	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Tank Rate Capacity Is 500 Gallons.</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	78%			2035	**	10	\$411,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 And Compact Lamps</i>								
Fluorescent	2%	2-4	\$217,500	2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : There Are T-12 Fixtures Which Are Obsolete.</i>								
Incandescent	5%			2030	\$543,900	2	\$600	
LED	15%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : New LED Fixtures Installed This Year.</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

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

**Lighting**

Egress Lighting								
Exit, LED	100%			2065	**	1		
Exterior Lighting								
HID	25%			2030	\$624,700	10	\$400	
No Component	75%							

**Alarm**

Fire/Smoke Detection								
No Component	75%							
Generic, Digital	25%			2038	**	1-3	\$88,600	

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

**Heating**

Energy Source								
Utility Steam	100%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Steam From Con Edison</i>								

Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2033	**	5	\$34,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Heating Exchangers For Hot Water Heating Devices</i>								

Distribution								
Central Plant Steam Piping/Pmp	100%			2050	**	4	\$42,500	

Terminal Devices								
Air Handler	60%			2025	\$5,228,600	1	\$213,400	
Convactor/Radiator	30%			2028	\$995,300	1	\$55,700	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms - Penthouse</i>								
<i>Explanation : Covered Under Air Conditioning Section</i>								

**Air Conditioning**

Energy Source								
Electricity	100%			2038	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	70%			2043	**	1	\$435,800
			<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Refrigerant R-13a</i>					
	Exterior Pkg Unit - Cooling	5%			2030	\$250,900	2	\$1,800
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Roof</i>					
	Window/Wall Unit	10%			2025	\$129,100	1	
	No Component	15%						
<b>Distribution</b>								
	CW & CHW Wtr	70%			2056	**	4	\$19,800
	Pipe/Pump							
	No Component	30%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	70%			2025	\$4,135,600	1	\$249,000
	No Component	30%						
<b>Heat Rejection</b>								
	Water Cooling Tower	70%			2034	**	2	\$405,200
	No Component	30%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$507,900
<b>Exhaust Fans</b>								
	Interior	85%			2025	\$1,874,100	2	\$15,000
	Roof	15%			2025	\$154,300	2	\$2,600
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	90%			2040	**	1	
	Galvanized Steel	10%	Now	\$27,200	2028	\$271,900	1	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Basement And Sub-basement</i>					
<b>HW Heat Exchanger</b>								
	Steam Fired	100%			2040	**	4	\$56,900
<b>Sanitary Piping</b>								
	Cast Iron	100%	Now	\$90,700	LIFE	**	1	
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Basement</i>					
<b>Storm Drain Piping</b>								
	Cast Iron	100%	Now	\$64,600	LIFE	**	1	
			<i>Cracked, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Sub-basement</i>					
			<i>Damaged, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Basement And Sub-basement</i>					
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2025	\$94,500	4	\$18,200

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Sewage Ejector(s) Electric	100%	0-2	\$89,200	2035	* *	4	\$22,900
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Of 2 Pumps Broken</i>								
	Backflow Preventer Generic	100%			2030	\$157,500	1	\$35,200
	Fixtures Generic	100%						
<b>Vertical Transport</b>								
	Elevators Geared Traction	100%			LIFE	* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ten Units From Basement To 4th Floor, One Unit From Basement To 7th Floor, One Unit From Mezzanine To 6th Floor</i>								
<i>Explanation : 12 Units</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2030	\$2,582,800	1-5	\$300,800
	Sprinkler No Component	90%						
	Generic	10%			2040	* *	1-2	\$16,100

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE  
**Address** : 851 GRAND CONCOURSE @E. 161 STREET  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DGS0016.000 / 2057 **Yr Built/Renovated** : 1933 / 2012  
**Area Sq Ft** : 555,600 **Project Type** : REAL PROPERTY  
**Date of Survey** : 24-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,s,Ph  
**Block** : 2468 **Lot** : 1 **BIN** : 2002869

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$11,345,000	\$2,936,500
Interior Architecture	\$2,686,400	\$5,025,200
Electrical	\$873,400	\$2,646,000
Mechanical	\$2,898,600	\$13,458,900
<b>Total</b>	<b>\$17,803,400</b>	<b>\$24,066,600</b>
Importance Code A	\$11,422,400	\$2,936,500
Importance Code B	\$4,591,200	\$20,105,300
Importance Code C	\$1,789,800	\$1,024,800
<b>Total</b>	<b>\$17,803,400</b>	<b>\$24,066,600</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$52,000	\$22,800	
Interior Architecture		\$26,000	\$26,000	\$67,500
Electrical	\$48,700	\$76,900	\$47,300	\$72,500
Mechanical	\$167,500	\$133,500	\$230,800	\$123,100
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
<b>Total</b>	<b>\$393,800</b>	<b>\$466,000</b>	<b>\$504,500</b>	<b>\$440,700</b>
Importance Code A		\$107,000	\$79,200	\$55,000
Importance Code B	\$393,800	\$359,000	\$425,200	\$385,700
<b>Total</b>	<b>\$393,800</b>	<b>\$466,000</b>	<b>\$504,500</b>	<b>\$440,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	3%			2047	**	10	\$51,300	
Masonry: Brick	30%	Now	\$1,518,500	LIFE	**	5	\$218,800	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	Now	\$2,976,200	LIFE	**	5	\$54,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	55%	Now	\$5,040,700	LIFE	**	5	\$300,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Coiling Doors	2%			2032	**	5	\$45,600	
Windows								
Aluminum	45%			2043	**	5	\$45,500	
Bronze/Brass	50%			2043	**	5	\$316,200	
Steel	5%	Now	\$304,000	2052	**	5	\$31,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Chiller Room</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Chiller Room</i>								
Parapets								
Masonry: Brick	40%	Now	\$730,300	LIFE	**	5	\$36,700	
<i>Parge/Tar Separating, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Masonry: Granite	10%			LIFE	**	5	\$11,500	
Masonry: Limestone	45%			LIFE	**	5	\$51,900	
Metal Panel	5%			2047	**	5	\$17,700	

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	5%			2036	**	10	\$1,700	
IRMA/Protected Membrane	10%			2032	**	10	\$20,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : East Side</i>						
		<i>Explanation : This Is A Green Roof Designed To Absorb Runoff</i>						
Modified Bitumen	65%	Now	\$206,400	2027	\$2,064,300			
		<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Over 8th Floor</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Plaza Roof: Stone Panels	20%	Now	\$410,700	2037	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Over Chiller Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>						
		<i>Location : Over Chiller Room</i>						
		<i>Explanation : Drains Inad/misposin</i>						
Interior								
Floors								
Carpet	5%			2026	\$609,700	3	\$62,300	
Cast in Place Concrete	5%			LIFE	**	5	\$90,800	
Marble Panels	15%			LIFE	**	5	\$93,400	
Terrazzo	25%			LIFE	**	5	\$162,200	
Vinyl Tile	40%	Now	\$162,500	2027	\$3,249,100	3	\$124,600	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Throughout</i>						
Vinyl Tile	5%			2035	**	3	\$15,600	
Vinyl Tile 9" X 9"	5%	Now	\$526,200	2037	**	3	\$15,600	
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Interior Walls								
Cast in Place Concrete	5%	Now	\$1,789,800	LIFE	**			
		<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Throughout</i>						
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Throughout</i>						
Gypsum Board	20%			LIFE	**	5	\$196,800	
Masonry: Brick	5%			LIFE	**			
Metal Panel	5%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	35%			LIFE	**	5	\$172,200	
Wood	10%			LIFE	**	5	\$655,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

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

Interior

Ceilings

AcousTileConcealSpLn	5%			2032	**	5	\$51,900	
AcousTileSusp.Lay-In	35%			2032	**	5	\$290,700	
AcousTileSusp.Lay-In	5%			2044	**	5	\$41,500	
Exposed Concrete	5%			LIFE	**	5	\$6,500	
Plaster	5%	Now	\$62,700	LIFE	**	5	\$26,000	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

*Water Penetration, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

Plaster	45%			LIFE	**	5	\$233,600	
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2053	**	5	\$2,900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 4000 Ampere Main Service And Nine 2000 Ampere Sub-service*

*Disconnect Switches*

Transformers

Dry Type	60%			2044	**	5	\$1,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Three 200 Kilovolt-ampere 480/277 Pri - 208/120 Sec*

Dry Type	40%			2025		5	\$7,300	\$800
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Mechanical Room - Penthouse*

*Explanation : Two 63 Kilovolt-ampere 480/277v - 208/120v*

Switchgear / Switchboard

Air Circuit Breaker	10%			2027		5	\$56,200	\$300
Air Circuit Breaker	70%			2053	**	5		\$2,000
Fused Disc Sw	10%			2027		5	\$56,200	\$200
Molded Case Bkrs	10%			2027		5	\$56,200	\$1,500

Raceway

Conduit	80%			2027		1	\$538,500	
Conduit	20%			2053	**	1		

Panelboards

Fused Disc Sw	8%			2026		5	\$49,500	\$1,000
Fused Disc Sw	2%			2049	**	5		\$300
Molded Case Bkrs	60%			2026		5	\$371,400	\$8,800
Molded Case Bkrs	30%			2049	**	5		\$4,400

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	40%	2-4	\$414,800	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2027	\$311,100	1		
Thermoplastic	30%			2053	**	1		
<b>Motor Controllers</b>								
Locally Mounted	65%			2025		5	\$2,400	
Locally Mounted	20%			2040	**	5	\$700	
Variable Frequency Drive	15%			2044	**			
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	50%			LIFE	**	5	\$4,100	
Generic	50%			LIFE	**	5	\$4,100	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2044	**	1	\$170,900	
<b>Generators</b>								
Diesel	100%			2040	**	1	\$215,200	
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,700	5	\$20,600	
<b>Fuel Storage</b>								
Day Tank	50%			2049	**	5	\$51,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Roof</i>								
<i>Explanation : One 275 Gallons</i>								
Main Tank	50%			2055	**	5	\$8,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 20000 Gallon</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2032	**	10	\$433,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2032	**	10	\$25,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor, Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	10%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	40%			2035	**	1		
Emergency, Battery	15%			2032	**	10	\$20,100	
Exit, LED	35%			2055	**	1		
Exit, Service	10%			2032	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting								
HID	50%			2027	\$1,206,800	10	\$900	
HID	50%			2035	**	10	\$900	
<b>Alarm</b>								
Security System								
No Component	90%							
Generic	10%			2032	**	1	\$20,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Ground Floor And Outside</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	**	1-3	\$34,200	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Fuel Oil No 2	100%			2047	**	5	\$172,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Oil Tank Each 20,000 Gallons</i>								
Conversion Equipment								
Steam Boiler	100%	Now	\$77,500	2032	**	1	\$495,200	
<i>Leak Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : #3 Boiler Tubes</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$41,100	
Terminal Devices								
Convactor/Radiator	95%			2025	\$3,044,300	1	\$170,500	
Unit Heater - Steam	5%			2027	\$107,000	4	\$2,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Centrifugal, Elec Chiller	50%			2030	\$3,387,100	1	\$300,600
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>				
				<i>Location : Ground Floor AC Room</i>				
	Interior Pkg Unit - Cooling	5%			2021	\$1,119,100	2	\$1,700
	Window/Wall Unit	5%			2022	\$62,400	1	
	No Component	40%						
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	50%	Now	\$219,000	2057	**	4	\$13,700
				<i>Corroded, Extent : Severe, Area Affected : 20%</i>				
				<i>Location : Throughout</i>				
				<i>Leak Evident, Extent : Severe, Area Affected : 40%</i>				
				<i>Location : Various Locations</i>				
	No Component	50%						
<b>Terminal Devices</b>								
	Fan Coil - 2 Pipe	50%	Now	\$68,300	2027	\$3,416,500	1	\$80,700
				<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>				
				<i>Location : Various Locations</i>				
				<i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i>				
	No Component	50%						
<b>Heat Rejection</b>								
	Water Cooling Tower	50%	Now	\$68,100	2021	\$681,500	2	\$223,700
				<i>Damaged, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Inside The Unit On Roof</i>				
	No Component	50%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%	Now	\$110,300	LIFE	**	2-5	\$309,800
				<i>Leak Evident, Extent : Light, Area Affected : 15%</i>				
				<i>Location : Dampers, Throughout</i>				
<b>Exhaust Fans</b>								
	Interior	60%			2027	\$1,277,800	2	\$10,200
	Roof	25%			2035	**	2	\$4,300
				<i>Recent Installation, Extent : Light, Area Affected : 25%</i>				
				<i>Location : 4 Units On Roof</i>				
	No Component	15%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	30%			2037	**	1	
	Galvanized Steel	70%	Now	\$36,800	2025	\$1,838,600	1	
				<i>Corroded, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Water Main Valve, Basement</i>				
<b>Water Heater</b>								
	Gas Fired	100%			2022	\$365,100	2	\$8,100

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**

**Asset # : 2057**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%	Now	\$24,900	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Ceiling Of Refrigeration Room, Ground Floor</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$91,300	4	\$11,700	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8 Units From Basement To 9th Floor, 11 Units From 1st To 8th Floor, 1 Units From 1st Floor, 4M, 6M</i>								
<i>Explanation : 20 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2037	**	1-5	\$280,100	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MIDTOWN COMMUNITY COURT  
**Address** : 314 W. 54 STREET @EIGHTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012  
**Area Sq Ft** : 36,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,4,6  
**Block** : 1044 **Lot** : 22 **BIN** : 1025397

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$118,800	\$230,000
Interior Architecture	\$154,200	\$675,300
Electrical	\$13,600	
<b>Total</b>	<b>\$286,600</b>	<b>\$905,300</b>
Importance Code A	\$118,800	\$230,000
Importance Code B	\$74,100	\$206,600
Importance Code C	\$93,700	\$468,700
<b>Total</b>	<b>\$286,600</b>	<b>\$905,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$15,400	\$5,400	\$30,600	\$7,100
Interior Architecture	\$29,100	\$4,400	\$133,300	\$6,100
Electrical	\$400	\$1,100	\$1,000	\$900
Mechanical	\$19,000	\$7,300	\$17,900	\$7,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$69,800</b>	<b>\$24,100</b>	<b>\$188,600</b>	<b>\$27,300</b>
Importance Code A	\$17,200	\$7,200	\$32,400	\$8,800
Importance Code B	\$25,400	\$16,900	\$156,200	\$18,500
Importance Code C	\$27,300			
<b>Total</b>	<b>\$69,800</b>	<b>\$24,100</b>	<b>\$188,600</b>	<b>\$27,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$81,900	
Masonry: Brick	50%			LIFE	**	5	\$34,900	
Masonry: Granite	10%			LIFE	**	5	\$5,200	
Metal Panel	5%			2053	**	5-10	\$24,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$11,400	
Stucco Cement	5%			2032	**	5	\$8,700	
Window Wall	10%			2053	**	5	\$26,200	
<b>Windows</b>								
Aluminum	45%			2049	**	5	\$4,400	
Bronze/Brass	30%	Now	\$118,800	2035	**	5	\$9,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout - Front Facade</i>								
<i>Explanation : Painted</i>								
Steel	25%			2026	\$148,100	5	\$30,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairs/ Lot Line Windows</i>								
<i>Explanation : Slated For Full Repair Or Replacement Within Course Of Construction</i>								
<b>Parapets</b>								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,700	
Cast Stone/Terra Cotta	15%			LIFE	**	5	\$5,100	
Copper/Terne	10%			2062	**	5	\$2,100	
Masonry: Brick	30%			LIFE	**	5	\$1,300	
Masonry: Brick	25%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : North And East Walls</i>								
<i>Explanation : Stucco Finish</i>								
Metal Rail	10%			2044	**	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$1,400	
<b>Roof</b>								
Cast in Place Concrete	10%			LIFE	**			
Copper/Terne	10%			2055	**	10	\$4,500	
Modified Bitumen	70%			2035	**	10	\$12,600	
Skylight, Metal/Glass	10%			2037	**	10	\$6,000	

**Interior**

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2023	\$127,900	3	\$13,100	
Cast in Place Concrete	5%			LIFE	**	5	\$6,300	
Ceramic Tile	5%			2030	\$64,700	5	\$2,900	
Marble Panels	5%	Now	\$60,500	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Quarry Tile	10%			2032	**	5	\$8,700	
Vinyl Tile	25%			2027	\$141,900	3	\$7,300	
Vinyl Tile	15%			2035	**	3	\$3,300	
Under Construction	20%							
<b>Interior Walls</b>								
Ceramic Tile	10%	0-2	\$93,700	2030	\$468,700	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$3,000	
Gypsum Board	20%			LIFE	**	5	\$17,700	
Masonry: Brick	10%			LIFE	**			
Plaster	10%	Now	\$27,300	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Main Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Stair</i>								
Plaster	25%			LIFE	**	5	\$11,100	
Under Construction	20%							
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2040	**	5	\$14,200	
AcousTileSusp.Lay-In	15%			2044	**	5	\$8,500	
Glass: Susp Panels	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Over Main Stair</i>								
<i>Explanation : Decorative Infill Panels At Skylight</i>								
Masonry:Vault Struct	10%			LIFE	**			
Plaster	28%			LIFE	**	5	\$10,000	
Under Construction	20%							

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 2000 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$900	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	2%			2049	**	5		
Molded Case Bkrs	98%			2049	**	5	\$900	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	20%			2044	**	5		
Variable Frequency Drive	80%			2044	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	96%			2035	**	10	\$31,700	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2035	**	10	\$700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Fluorescent	2%			2022		10	\$700	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Theatre</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$4,300	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
Fluorescent	5%			2035	**	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front</i>								
HID	10%			2035	**	10		
No Component	85%							

## Alarm

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Courtyard, 1st, 5th And 6th Floors**Explanation : CCTV Surveillance System*

## Fire/Smoke Detection

Under Construction

100%

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

**Heating**

## Energy Source

Natural Gas

100%

2037

\* \*

1

## Conversion Equipment

Furnace

15%

2035

\* \*

1

\$2,700

*Recent Installation, Extent : Light, Area Affected : 15%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 2 Rooftop Package Units*

Hot Water Boiler

85%

2044

\* \*

1

\$15,100

*Recent Installation, Extent : Light, Area Affected : 85%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 85%**Location : Basement Boiler Room**Explanation : 2 New Units*

## Distribution

Hot Wtr Piping/Pump

85%

2049

\* \*

4

\$2,300

No Component

15%

## Terminal Devices

Convactor/Radiator

10%

2044

\* \*

1

\$1,200

*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : Various*

Fan Coil Unit/Heat

70%

2035

\* \*

1

\$8,100

*Recent Installation, Extent : Light, Area Affected : 70%**Location : Various*

Unit Heater - Steam

5%

2035

\* \*

4

\$200

*Other Observation, Extent : Light, Area Affected : 5%**Location : Basement**Explanation : New Installation*

No Component

15%

**Air Conditioning**

## Energy Source

Electricity

100%

2043

\* \*

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	70%			2035	**	1	\$11,700
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 New Unit. R-410a.</i>								
	Ext Pkg Unit - Heating/Cooling	20%			2035	**	2	\$400
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Rooftop Package Units. R-410a. There Are Many Window Air Conditioning Units Installed In The Building As Reserve.</i>								
	Split Unit	10%			2032	**		
<i>R-134a Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : 3 Units. Outside Wall</i>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	70%			2053	**	4	\$1,900
	No Component	30%						
<b>Terminal Devices</b>								
	Fan Coil - 2 Pipe	10%			2032	**	1	\$1,200
	Fan Coil - 4 Pipe	70%			2035	**	1	\$8,100
	No Component	20%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	70%			2035	**	2	\$17,600
	Evaporative Condenser	10%			2032	**	2	\$2,500
	No Component	20%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	40%			LIFE	**	2-5	\$8,000
	No Component	60%						
<b>Exhaust Fans</b>								
	Interior	10%			2035	**	2	\$100
	Roof	30%			2035	**	2	\$300
	No Component	60%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%	Now	\$5,800	2047	**	1	
<i>Not Insulated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$23,700	2	\$500
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MIDTOWN COMMUNITY COURT**  
**Asset # : 13880**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sump Pump(s) Non-Submersible	100%	Now	\$600	2027	\$5,900	4	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor</i>								
<i>Explanation : 2 Units. 1 Of Them Is Under Replacement.</i>								
<hr/>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2053	**	1-5	\$18,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
<hr/>								
<b>Sprinkler</b>								
Generic	100%			2053	**	1-2	\$10,100	
<hr/>								
<b>Fire Pump</b>								
Generic	100%			2036	**	1	\$6,700	
<hr/>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : MUNICIPAL BUILDING  
**Address** : 1 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-101  
**Program / Asset #** : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 2012  
**Area Sq Ft** : 929,200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,8,11,15,24,25,26,35  
**Block** : 121 **Lot** : 1 **BIN** : 1001394

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,771,600	\$11,974,800
Interior Architecture	\$7,305,000	\$1,709,100
Electrical	\$1,921,000	\$2,824,200
Mechanical	\$5,977,800	\$33,014,800
<b>Total</b>	<b>\$18,975,400</b>	<b>\$49,523,000</b>
Importance Code A	\$3,771,600	\$12,637,700
Importance Code B	\$14,069,800	\$36,601,500
Importance Code C	\$1,134,000	\$283,800
<b>Total</b>	<b>\$18,975,400</b>	<b>\$49,523,000</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$29,800		
Interior Architecture		\$55,300	\$4,693,900	\$22,100
Electrical	\$153,200	\$140,200	\$151,000	\$127,000
Mechanical	\$294,700	\$134,400	\$312,800	\$117,100
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
<b>Total</b>	<b>\$1,549,400</b>	<b>\$1,461,200</b>	<b>\$6,259,200</b>	<b>\$1,367,700</b>
Importance Code A		\$31,800		
Importance Code B	\$1,549,400	\$1,429,400	\$6,259,200	\$1,367,700
Importance Code C				
<b>Total</b>	<b>\$1,549,400</b>	<b>\$1,461,200</b>	<b>\$6,259,200</b>	<b>\$1,367,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Bronze/Brass	1%			LIFE	**			
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$145,900	
Ceramic Tile	1%			2037	**	10	\$8,800	
Masonry: Granite	96%	4+	\$2,488,700	LIFE	**	5	\$672,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Floors 26 - 36</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade At Window Lintels. Floors 2, 3, 6 And Breezeway</i>								
<i>Explanation : Staining/ Discoloring</i>								
<hr/>								
<b>Windows</b>								
Aluminum	95%	0-2	\$513,000	2026	\$10,259,000	5	\$106,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Bronze/Brass	5%			2035	**	5	\$70,000	
<hr/>								
<b>Parapets</b>								
Masonry: Brick Cavity	35%			LIFE	**	5	\$14,600	
Masonry: Granite	40%			LIFE	**	5	\$20,900	
Masonry: Granite	25%	Now	\$205,500	LIFE	**	5	\$13,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Coping Stones</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Though Not As Decorative - Still Premium Material - Thick Slabs</i>								
<hr/>								
<b>Roof</b>								
Metal Panel	15%			2032	**	10	\$29,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 26th Floor</i>								
<i>Explanation : Painted Surface</i>								
Modified Bitumen	25%	Now	\$84,700	2022	\$423,400			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over 24th Floor At Perimeter Trench</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over 24th Floor</i>								
Modified Bitumen	40%			2027	\$677,400	10	\$43,400	
Panel/Paver: Cer/Brk	20%	Now	\$56,500	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Chiller Room In Sub-basement - From Con Edison Vault</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Efflorescence - East And West Plazas At Grade</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2028	\$1,082,300	3	\$110,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th And 18th Floors</i>								
Carpet	25%			2026	\$5,411,300	3	\$552,800	
Carpet	20%			2023	\$4,329,000	3	\$442,300	
Cast in Place Concrete	3%			LIFE	**	5	\$96,700	
Ceramic Tile	2%			2040	**	5	\$29,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th And 18th Floors</i>								
Mosaic Tile	15%	0-2	\$2,282,600	2032	**	5	\$276,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Floors 25, 26, 35</i>								
Marble Panels	2%			LIFE	**	5	\$22,100	
Vinyl Tile	10%			2022	\$1,441,800	3	\$55,300	
Vinyl Tile	18%			2032	**	3	\$99,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$421,400	LIFE		**		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Pump Room</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Water Main Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement At Generator Room</i>								
Ceramic Tile	3%			2040	**	5	\$29,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : 8th And 18th Floors</i>								
Concrete Masonry Unit	5%			LIFE	**	5	\$19,300	
Glass: Single Pane	3%			LIFE	**	5	\$21,700	
Gypsum Board	29%			LIFE	**	5	\$167,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8th And 18th Floors</i>								
Masonry: Brick	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Electrical Room</i>								
Metal: Cage/Fence	2%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Elevator Lobbies</i>								
<i>Explanation : Decorative Metal Grilles</i>								
Marble Panels	10%			LIFE	**			
Plaster	40%	Now	\$712,600	LIFE	**	5	\$115,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 35th Floor Corridor</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To 26, 35th Floors</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Stair To 26, 35th Floors</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Floor</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2032	**	5	\$276,400	
AcousTileSusp.Lay-In	5%			2032	**	5	\$73,700	
AcousTileSusp.Lay-In	32%			2040	**	5	\$471,700	
AcousTileSusp.Lay-In	3%			2044	**	5	\$44,200	
Exposed Concrete	3%	Now	\$491,100	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement Adjacent To Con Edison Vault</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Pump Room, Water Main Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Gypsum Board	2%			LIFE	**	5	\$36,900	
Plaster	40%	Now	\$1,780,500	LIFE	**	5	\$368,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : 35th Floor Corridor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corridors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Corridors All floors</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
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%			2047	**	5	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (3) 6000 Amperes Bolted Pressure Switch Main Disconnects; (4) 4000 Amperes Bolted Pressure Main Disconnects.</i>								
Transformers								
Dry Type	50%			2025	\$9,100	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Three 1,000 Kilovolt-ampere , 480/208/120 Volts</i>								
Dry Type	50%			2040	**	5	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : (2) 500 Kilovolt-ampere, 480/277/208 Volts</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2027	\$157,400	5	\$400	
Molded Case Bkrs	70%			2047	**	5	\$17,100	
Molded Case Bkrs	20%			2037	**	5	\$4,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Raceway								
	Busway	5%			2032	**	1	
	Conduit	45%			2027	\$815,900	1	
	Conduit	50%			2047	**	1	
Panelboards								
	Fused Disc Sw	5%			2043	**	5	\$1,100
	Molded Case Bkrs	45%			2026	\$642,200	5	\$11,000
	Molded Case Bkrs	50%			2043	**	5	\$12,200
Wiring								
	Braided Cloth	20%	2-4	\$560,300	2052	**	1	
		<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Busway	5%			2032	**	1	
	Thermoplastic	25%			2037	**	1	
	Thermoplastic	50%			2047	**	1	
Motor Controllers								
	Locally Mounted	10%			2025	\$3,400	5	\$600
	Locally Mounted	50%			2040	**	5	\$3,100
	Motor Control Center	20%			2025	\$352,300	5	\$5,100
	Variable Frequency Drive	10%			2032	**		
	Variable Frequency Drive	5%	Now	\$1,700	2047	**		
		<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
	Variable Frequency Drive	5%			2025	\$1,700		
Ground								
Grounding Devices								
	Not Accessible	100%						
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation</i>						
Stand-by Power								
Transfer Switches								
	Automatic	100%			2040	**	1	\$285,900
Generators								
	Diesel	100%			2036	**	1	\$359,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Generator Room</i>						
		<i>Explanation : Emergency Generator Rated At 1352 Kilowatts</i>						
Batteries								
	Lead/Acid	100%			2021	\$1,700	5	\$34,400

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Fuel Storage</b>								
Day Tank	50%			2043	**	5	\$86,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room / Basement</i>								
<i>Explanation : 550 Gallons Capacity</i>								
Main Tank	50%			2055	**	5	\$13,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 15,000 Gallons Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	60%			2032	**	10	\$511,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2022	\$608,900	10	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2027	\$608,900	10	\$85,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors And Basement</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	14%			2035	**	10	\$119,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
HID	1%			2027		10	\$300	
LED	5%			2035	**			
<b>Egress Lighting</b>								
<b>Emergency, Battery</b>								
	50%			2032	**	10	\$112,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i>								
Exit, LED	50%			2055	**	1		
<b>Exterior Lighting</b>								
LED	10%			2035	**			
No Component	90%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2032	**	1	\$104,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Corridors</i>								
<i>Explanation : CCTV Surveillance Camera System</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%

2035

\* \*

1-3

\$572,600

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

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

**Heating**

Energy Source  
Utility Steam

100%

2037

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Steam Room**Explanation : From Con Edison*

Conversion Equipment  
Pres. Reducing  
Valve/LP Steam

100%

2030

\$663,000

5

\$55,200

**Distribution**

Central Plant Steam  
Piping/Pmp

100%

2037

\* \*

4

\$68,700

**Terminal Devices**

Convactor/Radiator

100%

2025

\$5,359,400

1

\$300,100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.***Air Conditioning**

Energy Source  
Electricity

100%

2035

\* \*

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	20%			2030	\$2,265,900	1	\$201,100	
Interior Pkg Unit - Cooling	10%	2-4	\$3,743,100	2032	**	2	\$4,600	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects</i>								
Interior Pkg Unit - Cooling	20%			2028	\$7,486,200	2	\$11,400	
Interior Pkg Unit - Cooling	15%			2025	\$5,614,600	2	\$8,500	
Reciprocating Compr/Chiller	25%			2027	\$2,124,300	1	\$107,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Absorption Chillers Serve Adjacent Building In Its Entirety. Centrifugal Chillers Serves This Asset</i>								
Window/Wall Unit	10%			2022	\$208,600	1		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	45%			2037	**	4	\$30,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Chilled And Condenser Water Pumps And Piping</i>								
No Component	55%							
<b>Terminal Devices</b>								
Fan Coil - 2 Pipe	35%			2027	\$6,666,200	1	\$105,000	
Fan Coil - 2 Pipe	10%	0-2	\$1,904,600	2037	**	1	\$27,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Multiple Mechanical Defects</i>								
No Component	55%							
<b>Heat Rejection</b>								
Water Cooling Tower	45%			2025	\$1,709,600	2	\$420,800	
No Component	55%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	90%			LIFE	**	2-5	\$466,300	
No Component	10%							
<b>Exhaust Fans</b>								
Interior	10%			2027	\$356,200	2	\$2,800	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout Mechanical Rooms</i>								
<i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>								
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2047	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
HW Heat Exchanger Steam Fired	100%			2037	**	4	\$137,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Sump Pump(s) Non-Submersible	100%			2027	\$152,600	4	\$19,600	
Sewage Ejector(s) Electric	100%			2027	\$288,300	4	\$37,000	
Backflow Preventer Generic	100%			2035	**	1	\$56,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Did Not Observe This Component</i>								
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (16) 1st To 15th Floor, (8) 15th To 24th Floor, (4) 16th To 25th Floor, (2) Service Units - 1st To 25th Floor, (1) Tower - 24th To 36th Floor</i>								
<i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2037	**	1-5	\$468,500	
<b>Sprinkler</b>								
Generic	50%			2037	**	1-2	\$130,100	
Generic	50%			2047	**	1-2	\$130,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated</i>								

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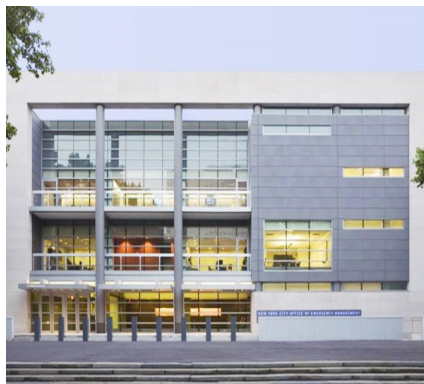
Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : NYC EMERGENCY MANAGEMENT HEADQUARTERS  
**Address** : 165 CADMAN PLAZA EAST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0069.000 / 14126 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 67,531 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 85 **Lot** : 6 **BIN** : 3000172

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$300,500	\$40,800
Electrical	\$55,700	
Mechanical		\$165,900
<b>Total</b>	<b>\$356,200</b>	<b>\$206,700</b>
Importance Code A	\$300,500	\$40,800
Importance Code B	\$55,700	\$165,900
<b>Total</b>	<b>\$356,200</b>	<b>\$206,700</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$32,500		\$15,100	\$7,900
Interior Architecture	\$23,100	\$15,200	\$19,200	
Electrical	\$10,200	\$19,800	\$12,400	\$10,300
Mechanical	\$14,300	\$12,800	\$27,900	\$12,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$88,100</b>	<b>\$55,700</b>	<b>\$82,400</b>	<b>\$38,900</b>
Importance Code A	\$35,900	\$3,500	\$18,400	\$11,200
Importance Code B	\$50,500	\$52,200	\$64,000	\$27,600
Importance Code C	\$1,700			
<b>Total</b>	<b>\$88,100</b>	<b>\$55,700</b>	<b>\$82,400</b>	<b>\$38,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Metal, Corrugated	10%			2053	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
Metal Panel	5%			2053	**	5-10	\$17,700	
Panel/Paver: Limestone	80%	0-2	\$237,400	LIFE	**	5	\$30,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : South Facade, East Facade</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South / West Corner</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Drip Stains And Window Ledges - All Facades</i>								
<b>Windows</b>								
Aluminum	97%			2049	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
<b>Parapets</b>								
Metal/Glass Curt Wall	5%			2053	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Balconies - South Facade</i>								
<i>Explanation : Actually Single Pane Glass</i>								
Metal Panel	60%	0-2	\$22,500	2053	**	5	\$26,700	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Base Of Parapet - Perimeter Walls</i>								
Metal Rail	25%			2044	**	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	**	5	\$2,500	
<b>Roof</b>								
IRMA/Protected Membrane	100%	Now	\$10,000	2035	**			
<i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Downspouts And Within Paver Joints</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Under Cooling Fans</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2026	\$409,400	3	\$45,500	
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Epoxy Coating</i>								
Ceramic Tile	3%			2036	**	5	\$3,000	
Raised Access Floor	5%			2036	**	5	\$19,000	
Sheet Vinyl/Rubber	20%			2032	**	5	\$30,300	
Vinyl Tile	32%			2032	**	3	\$12,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

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

**Interior**

**Interior Walls**

Ceramic Tile	5%			2036	**	5	\$3,400	
Glass: Single Pane	10%			LIFE	**	5	\$5,100	
Gypsum Board	75%			LIFE	**	5	\$30,700	
Granite Panels	5%			LIFE	**			

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

*Location : First Floor, Lobby*

*Explanation : This Component Is Actually Slate Panels*

Wood	5%			LIFE	**	5	\$13,700	
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**Ceilings**

AcousTileSusp.Lay-In	60%	Now	\$10,400	2040	**	5	\$30,300	
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*Water Penetration, Extent : Light, Area Affected : 5%*

*Location : Entrance To Command Center - 3rd Floor*

Exposed Concrete	25%			LIFE	**	5	\$3,900	
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Gypsum Board	15%			LIFE	**	5	\$19,000	
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

**Under 600 Volts**

**Service Equipment**

Fused Disc Sw	100%			2047	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 4000 Amperes*

**Switchgear / Switchboard**

Fused Disc Sw	90%			2047	**	5	\$300	
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Molded Case Bkrs	10%			2047	**	5	\$200	
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**Raceway**

Conduit	100%			2047	**	1		
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**Panelboards**

Molded Case Bkrs	100%			2043	**	5	\$1,800	
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**Wiring**

Thermoplastic	100%			2047	**	1		
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**Motor Controllers**

Locally Mounted	30%			2040	**	5	\$100	
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Motor Control Center	70%			2040	**	5	\$1,300	
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**Ground**

**Grounding Devices**

Generic	100%			LIFE	**	5	\$1,000	
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**Stand-by Power**

**Transfer Switches**

Automatic	100%			2040	**	1	\$20,800	
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2036	**	1	\$26,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Emergency Generator Rated At 1400 Kilowatts: Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2022	\$1,600	5	\$15,100	
<b>Fuel Storage</b>								
Main Tank	100%			2055	**	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 8000 Gallon Rated Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	70%			2032	**	10	\$43,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	10%			2032	**	10	\$6,200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors And Stair Case</i>								
Incandescent	10%			2032	**	2	\$200	
<b>Egress Lighting</b>								
Emergency, Service	50%			2032	**	1		
Exit, LED	50%			2055	**	1		
<b>Exterior Lighting</b>								
HID	20%			2032	**	10		
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2032	**	1	\$17,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2032	**	1-3	\$41,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2053	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement With Retaining Wall Around The Tank</i>						
		<i>Explanation : 1 8000 Gallon Oil Tank</i>						
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$33,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2049	**	4	\$5,000	
Terminal Devices								
Air Handler	70%			2032	**	1	\$29,200	
Convactor/Radiator	30%			2040	**	1	\$6,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028	\$125,100	2	\$200	
Ext Pkg Unit - Heating/Cooling	95%			2032	**	2	\$3,900	
Distribution								
CW & CHW Wtr Pipe/Pump	5%			2053	**	4	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Condenser Water Pumps Associated With Dry Cooler</i>						
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2032	**	2	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Component Observed Is A Dry Cooler</i>						
No Component	95%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$37,700	
Exhaust Fans								
Roof	100%			2032	**	2	\$2,100	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Water Heater Gas Fired	100%			2025	\$40,800	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Dual Fuel Units</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Backflow Preventer Generic	100%			2035	**	1	\$4,100
<b>Fixtures</b>								
	Generic	100%						
<i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								
	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
<b>Fire Suppression</b>								
	Standpipe Generic	100%			2053	**	1-5	\$34,000
	Sprinkler Generic	100%			2053	**	1-2	\$18,900
	Fire Pump Generic	100%			2040	**	1	\$12,600

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : OFFICE BUILDING JUDICIAL CENTER  
**Address** : 130 STUYVESANT PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-510  
**Program / Asset #** : DGS0043.000 / 4381 **Yr Built/Renovated** : 1965 / 2000  
**Area Sq Ft** : 150,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,Ph  
**Block** : 8 **Lot** : 70 **BIN** : 5000085

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$768,900	\$1,506,800
Interior Architecture	\$209,300	\$1,591,200
Electrical		\$110,100
Mechanical	\$248,600	\$601,200
<b>Total</b>	<b>\$1,226,800</b>	<b>\$3,809,300</b>
Importance Code A	\$768,900	\$1,506,800
Importance Code B	\$457,900	\$2,215,300
Importance Code C		\$87,200
<b>Total</b>	<b>\$1,226,800</b>	<b>\$3,809,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture		\$10,700	\$9,000	
Interior Architecture	\$22,900		\$955,000	\$15,600
Electrical	\$11,800	\$19,200	\$12,700	\$13,100
Mechanical	\$66,300	\$68,900	\$102,700	\$52,300
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$127,700</b>	<b>\$125,500</b>	<b>\$1,106,100</b>	<b>\$107,700</b>
Importance Code A	\$7,400	\$18,200	\$16,700	\$7,400
Importance Code B	\$113,000	\$107,300	\$1,089,300	\$100,300
Importance Code C	\$7,300			
<b>Total</b>	<b>\$127,700</b>	<b>\$125,500</b>	<b>\$1,106,100</b>	<b>\$107,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	20%	Now	\$444,200	LIFE	**	5	\$46,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	75%			LIFE	**	5	\$326,100	
Marble Panels	5%	Now	\$324,700	LIFE	**	5	\$8,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2043	**	5	\$18,000	
<b>Parapets</b>								
Masonry: Brick	30%			LIFE	**	5	\$2,400	
Metal/Glass Curt Wall	30%			2047	**	5	\$9,200	
Metal Panel	40%			2047	**	5	\$12,300	
<b>Roof</b>								
Modified Bitumen	100%			2027	\$1,060,400	10	\$73,900	
<b>Interior</b>								
<b>Floors</b>								
Carpet	30%			2023	\$920,900	3	\$102,300	
Cast in Place Concrete	10%			LIFE	**	5	\$49,700	
Ceramic Tile	5%			2030	\$233,000	5	\$11,400	
Vinyl Tile	55%			2027	\$1,124,700	3	\$62,500	
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2036	**	5	\$14,500	
Concrete Masonry Unit	15%			LIFE	**	5	\$17,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE	**	5	\$87,200	
Plaster	20%			LIFE	**	5	\$17,400	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	2-4	\$82,700	2032	**	5	\$96,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
Exposed Concrete	5%			LIFE	**	5	\$1,800	
Exposed Struc: Steel	5%	2-4	\$126,600	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$14,200	

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 3000 Amperes Main Disconnect Switch</i>						
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	70%			2053	**	5	\$500	
Fused Disc Sw	30%			2037	**	5	\$200	
<b>Raceway</b>								
Conduit	80%			2053	**	1		
Conduit	20%			2037	**	1		
<b>Panelboards</b>								
Fused Disc Sw	8%			2049	**	5	\$300	
Fused Disc Sw	2%			2035	**	5	\$100	
Molded Case Bkrs	30%			2035	**	5	\$1,200	
Molded Case Bkrs	60%			2049	**	5	\$2,400	
<b>Wiring</b>								
Thermoplastic	70%			2053	**	1		
Thermoplastic	30%			2037	**	1		
<b>Motor Controllers</b>								
Locally Mounted	20%			2040	**	5	\$200	
Motor Control Center	70%			2040	**	5	\$2,900	
Variable Frequency Drive	10%			2044	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,200	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2044	**	1	\$46,200	
<b>Generators</b>								
Diesel	100%			2040	**	1	\$58,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : One 275 Kilowatts</i>						
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$5,600	
<b>Fuel Storage</b>								
Main Tank	100%			2062	**	5	\$4,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 500 Gallon</i>						
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2035	**	10	\$103,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$6,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Some Areas</i>								
LED	20%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	48%			2035	**	1		
Emergency, Battery	2%			2032	**	10	\$700	
Exit, LED	50%			2062	**	1		
<b>Exterior Lighting</b>								
HID	100%			2035	**	10	\$500	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2035	**	1	\$5,600	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$9,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2047	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2032	**	1	\$74,200	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2043	**	4	\$7,400	
<b>Terminal Devices</b>								
Air Handler	40%			2032	**	1	\$37,100	
Convactor/Radiator	20%			2040	**	1	\$9,700	
Fan Coil Unit/Heat	40%			2032	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Serves Perimeter Of Building</i>								
<i>Explanation : Dual Temperature Fan Coil Units</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	10%			2043	**	1		
Natural Gas	90%			2047	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Absorption Chiller/Steam/HW	90%	0-2	\$157,900	2036	**	1	\$131,500
<i>Repairs In Progress, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement Mechanical Equipment Room, 1 Of 3 Units</i>								
	Reciprocating Compr/Chiller	10%			2032	**	1	\$7,000
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$7,400
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	100%			2032	**	1	\$92,800
<b>Heat Rejection</b>								
	Water Cooling Tower	100%			2025	\$564,000	2	\$151,000
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$83,600
Exhaust Fans								
	Interior	90%			2032	**	2	\$4,100
	Roof	10%			2032	**	2	\$500
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2022	\$90,600	2	\$2,200
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$6,000
Backflow Preventer								
	Generic	100%			2032	**	1	\$9,200
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st to 9th Floor</i>								
<i>Explanation : 3 Units</i>								
<b>Fire Suppression</b>								
Standpipe								
	Generic	100%			2047	**	1-5	\$75,600
Sprinkler								
	Generic	100%			2047	**	1-2	\$42,000

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Fire Suppression	Fire Pump							
	Generic	100%		2036	**	1	\$28,000	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : QUEENS BOROUGH HALL  
**Address** : 120-55 QUEENS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-417  
**Program / Asset #** : DGS0028.000 / 2039 **Yr Built/Renovated** : 1940 / 2005  
**Area Sq Ft** : 261,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2274 **Lot** : 2 **BIN** : 4052812

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$769,300	\$266,300
Interior Architecture	\$453,600	\$1,596,300
Electrical	\$366,300	\$1,656,800
Mechanical	\$298,300	\$2,467,400
Site Pavements	\$231,700	
<b>Total</b>	<b>\$2,119,300</b>	<b>\$5,986,800</b>
Importance Code A	\$924,900	\$266,300
Importance Code B	\$962,700	\$5,543,800
Importance Code C	\$231,700	\$176,600
<b>Total</b>	<b>\$2,119,300</b>	<b>\$5,986,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$48,600			\$25,900
Interior Architecture	\$17,900	\$33,600	\$4,500	\$501,700
Electrical	\$44,400	\$34,700	\$66,500	\$40,000
Mechanical	\$100,800	\$78,900	\$119,500	\$101,100
Site Enclosure	\$30,600			
Site Pavements	\$6,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$252,400</b>	<b>\$151,200</b>	<b>\$194,500</b>	<b>\$672,600</b>
Importance Code A	\$74,400	\$25,800	\$26,000	\$51,800
Importance Code B	\$152,000	\$125,400	\$168,500	\$620,800
Importance Code C	\$25,900			
<b>Total</b>	<b>\$252,400</b>	<b>\$151,200</b>	<b>\$194,500</b>	<b>\$672,600</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$187,700	
			<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>					
			<i>Location : Cultural Center</i>					
Masonry: Limestone	10%	Now	\$126,200	LIFE	**	5	\$16,400	
			<i>Spalling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Main Entrance</i>					
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Main Entrance</i>					
Granite Panels	3%			LIFE	**	5	\$4,900	
			<i>Recent Construction, Extent : Light, Area Affected : 4%</i>					
			<i>Location : Cultural Center</i>					
Windows								
Aluminum	100%			2044	**	5	\$71,600	
			<i>Water Penetration, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Stairwell Window</i>					
Parapets								
Masonry: Brick	83%	Now	\$272,300	LIFE	**	5	\$22,300	
			<i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Interior Face</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Interior Face</i>					
			<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>					
			<i>Location : Interior Face</i>					
Masonry: Limestone	10%	Now	\$29,700	LIFE	**	5	\$3,400	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Coping</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Coping</i>					
Metal Rail	5%			2041	**	5-10	\$24,300	
Granite Panels	2%			LIFE	**	5	\$600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Roof</b>								
Metal Panel	15%			2045	**	10	\$42,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
Modified Bitumen	75%	Now	\$335,100	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Single Ply Membrane	5%			2036	**	10	\$7,800	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
Skylight, Metal/Glass	5%			2054	**	10	\$25,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Cultural Center</i>								
<b>Soffits</b>								
Glass: Special Gauge	25%			LIFE	**	1		
Masonry: Limestone	75%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2024	\$483,700	3	\$71,700	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	10%			2037	**	5	\$35,800	
Marble Panels	10%			LIFE	**	5	\$26,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2028	\$1,127,800	3	\$47,000	
Vinyl Tile 9" X 9"	10%			2023	\$417,500	3	\$13,400	
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$6,300	
Glass: Single Pane	5%			LIFE	**	5	\$11,700	
Gypsum Board	15%			LIFE	**	5	\$28,100	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	55%			LIFE	**	5	\$51,600	
Wood	10%			LIFE	**	5	\$125,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2041	**	5	\$72,200	
AcousTileSusp.Lay-In	5%			2045	**	5	\$18,100	
Exposed Concrete	10%			LIFE	**	5	\$5,600	
Gypsum Board	5%			LIFE	**	5	\$22,600	
Plaster	60%			LIFE	**	5	\$135,400	
<b>Site Enclosure</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Fence/Gates								
Chain Link	15%			2048		**		
Iron Picket	85%	0-2	\$19,800	2048		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<hr/>								
Free Standing Walls								
Masonry: Brick	100%			2038		**		
<hr/>								
Retaining Walls								
Masonry: Brick	75%	0-2	\$10,000	2038		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	25%	2-4	\$800	2038		**		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	90%			2033		**		
Pavers/Stone	10%			2041		**		
<hr/>								
On-Site Walkways								
Asphalt	25%	0-2	\$6,100	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	50%			2041		**		
Pavers/Stone	25%			2031		**		
<hr/>								
Parking/Driveway								
Asphalt	100%	0-2	\$231,700	2031		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Fused Disc Sw	70%	4+	\$155,600	2058	**	5	\$400
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Electrical Room</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Electrical Room</i>						
		<i>Explanation : Signs Of Water Leaking Into Base Of Servie Equipment</i>						
	Fused Disc Sw	30%			2048	**	5	\$300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : New Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 4000 Amperes</i>						
<b>Switchgear / Switchboard</b>								
	Fused Disc Sw	60%			2048	**	5	\$700
	Molded Case Bkrs	40%			2048	**	5	\$2,700
<b>Raceway</b>								
	Conduit	80%			2028	\$533,600	1	
	Conduit	20%			2048	**	1	
<b>Panelboards</b>								
	Fused Disc Sw	5%			2027	\$25,300	5	\$300
	Molded Case Bkrs	25%			2027	\$126,500	5	\$1,700
	Molded Case Bkrs	30%			2036	**	5	\$2,100
	Molded Case Bkrs	40%			2044	**	5	\$2,700
<b>Wiring</b>								
	Braided Cloth	10%	2-4	\$103,100	2053	**	1	
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Old Section</i>						
	Thermoplastic	50%			2048	**	1	
	Thermoplastic	40%			2038	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	30%			2026	\$9,400	5	\$500
	Locally Mounted	70%			2041	**	5	\$1,200
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$3,800
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub-basement In The Boiler Room</i>						
		<i>Explanation : Metal Water Pipe</i>						
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2041	**	1	\$80,300
<b>Generators</b>								
	Diesel	100%			2037	**	1	\$101,100
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside The Building</i>						
		<i>Explanation : 810 Kilowatts Diesel Generator</i>						
<b>Batteries</b>								
	Nickel Cadmium	100%			2023	\$1,600	5	\$58,200

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power Fuel Storage Main Tank	100%			2056	**	5	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : 4800 Gallon Capacity</i>								
Lighting Interior Lighting Fluorescent	55%			2028	\$865,100	10	\$131,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	40%			2033	**	10	\$95,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And New Additions</i>								
Fluorescent	5%			2033	**	10	\$12,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Service	50%			2033	**	1		
Exit, Service	50%			2033	**	1		
Exterior Lighting HID	30%			2033	**	10	\$200	
No Component	70%							
Alarm Security System No Component	90%							
Generic	10%			2033	**	1	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 4th Floor Hallways Only</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2033	**	1-3	\$165,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating Energy Source Interruptible Gas/Dual Fuel	100%			2038	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2033	**	1	\$258,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Queens Criminal Court, DA Office, And Queens House Of Detention</i>								
<i>Explanation : 3 Large Hps Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	10%			2044	**	4	\$1,300	
Central Plant Steam Piping/Pmp	90%			2048	**	4	\$11,600	
<hr/>								
Terminal Devices								
Air Handler	20%			2033	**	1	\$32,300	
Convactor/Radiator	70%			2041	**	1	\$59,000	
Fan Coil Unit/Heat	10%			2033	**	1	\$8,400	
<hr/>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	80%			2036	**	1		
Natural Gas	20%			2038	**	1		
<hr/>								
Conversion Equipment								
Centrifugal, Elec Chiller	22%			2031	**	1	\$62,100	
Reciprocating Compr/Chiller	18%	Now	\$19,800	2028	\$395,100	1	\$19,600	
<i>Leak Evident, Extent : Severe, Area Affected : 5%</i>								
<i>Location : 1 Unit, Basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Rotary Screw Compressors</i>								
<hr/>								
Reciprocating Compr/Chiller	10%			2028	\$219,500	1	\$12,100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Natural Gas Engines Driving Compressors</i>								
<hr/>								
Reciprocating Compr/Chiller	10%	Now	\$109,700	2028	\$219,500	1	\$10,900	
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Subbasement</i>								
<hr/>								
Split Unit	15%			2028	\$828,000			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : 2 Units In Rear Yard</i>								
<i>Explanation : 3 Units One On Rooftop 2 In Rear Yard</i>								
<hr/>								
Window/Wall Unit	25%			2023	\$134,700	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Distribution</b>								
	CW & CHW Wtr Pipe/Pump	75%		2038	**	4	\$14,500	
	No Component	25%						
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht	75%		2033	**	1	\$121,100	
	No Component	25%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	15%		2028	\$78,200	2	\$27,300	
	Water Cooling Tower	60%		2029	\$588,800	2	\$157,600	
	No Component	25%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$145,500	
<b>Exhaust Fans</b>								
	Interior	90%		2033	**	2	\$7,200	
	Roof	10%		2033	**	2	\$800	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%		2038	**	1		
<b>HW Heat Exchanger</b>								
	Steam Fired	100%		2048	**	4	\$25,800	
<b>Sanitary Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Storm Drain Piping</b>								
	Cast Iron	100%		LIFE	**	1		
<b>Sump Pump(s)</b>								
	Non-Submersible	100%		2028	\$39,400	4	\$5,500	
<b>Backflow Preventer</b>								
	No Component	90%						
	Generic	10%		2033	**	1	\$1,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Serving Cooling Equipment</i>							
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	50%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Freight Unit</i>							
	Hydraulic	50%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 3rd Floor</i>							
	<i>Explanation : One Passenger Unit</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2048	**	1-5	\$136,500
	Sprinkler							
	No Component	50%						
	Generic	50%			2038	**	1-2	\$36,600

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : QUEENS CIVIL/HOUSING COURT  
**Address** : 89-17 SUTPHIN BLVD.  
**Borough** : QUEENS **Agency's Number** : 312-420  
**Program / Asset #** : DGS0042.000 / 4375 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 319,135 **Project Type** : REAL PROPERTY  
**Date of Survey** : 24-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,PEN  
**Block** : 9680 **Lot** : 1 **BIN** : 4448759

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,397,900	\$1,240,200
Interior Architecture	\$1,312,400	\$4,312,400
Electrical	\$75,000	\$10,532,900
Mechanical	\$2,081,300	\$7,579,700
<b>Total</b>	<b>\$6,866,600</b>	<b>\$23,665,200</b>
Importance Code A	\$3,397,900	\$1,277,400
Importance Code B	\$3,396,600	\$18,632,000
Importance Code C	\$72,100	\$3,755,700
<b>Total</b>	<b>\$6,866,600</b>	<b>\$23,665,200</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,000	\$18,600		
Interior Architecture	\$11,900	\$20,800	\$59,100	\$3,000
Electrical	\$66,800	\$53,000	\$44,800	\$50,800
Mechanical	\$145,600	\$86,600	\$190,800	\$86,600
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
<b>Total</b>	<b>\$290,600</b>	<b>\$233,200</b>	<b>\$349,000</b>	<b>\$194,700</b>
Importance Code A	\$27,700	\$35,000	\$15,800	\$15,800
Importance Code B	\$262,800	\$198,200	\$327,500	\$178,900
Importance Code C			\$5,800	
<b>Total</b>	<b>\$290,600</b>	<b>\$233,200</b>	<b>\$349,000</b>	<b>\$194,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$11,900	
Masonry: Granite	10%	Now	\$148,600	LIFE	**	5	\$17,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lower Level 1 Garage At Storm Drain Line</i>								
Metal/Glass Curt Wall	25%	Now	\$996,700	LIFE	**	5	\$111,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Room 147, Room 454 And South East Wall - Judges Chambers</i>								
Metal Panel	10%			2047	**	5-10	\$163,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Explanation : Metal Louvers</i>								
Metal Coiling Doors	5%			2032	**	5	\$37,100	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Level 1</i>								
Panel/Paver: Limestone	45%	Now	\$617,600	LIFE	**	5	\$80,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair G - Grade Level And Lower Level 1</i>								
Windows								
Aluminum	100%			2035	**	5	\$18,900	
Parapets								
Masonry: Granite	10%			LIFE	**	5	\$1,400	
Metal Panel	10%	Now	\$4,700	2037	**	5	\$2,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Parapet Wall - Fasteners Shearing</i>								
Metal Rail	10%	2-4	\$3,200	2040	**	5	\$8,200	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Limestone	65%	Now	\$264,900	LIFE	**	5	\$8,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Coping Stone</i>								
Weathering Steel	5%	Now	\$4,000	LIFE	**	1		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Steel Supports - Mechanical Penthouse</i>								
<i>Explanation : Corrosion Of Non-weathering Steel</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	60%	Now	\$133,300	2027	\$666,500			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i> <i>Location : Penthouse Roof</i> <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> <i>Location : Penthouse</i> <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i> <i>Location : Penthouse Roof At Cooling Tower And Perimeter Walls</i>								
Plaza Roof: Stone Panels	25%	Now	\$458,500	2057	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard</i>								
Sloped Glazing	15%	Now	\$733,900	LIFE	**	5	\$263,400	
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i> <i>Location : Atrium Stair</i> <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 35%</i> <i>Location : Throughout</i> <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i> <i>Location : Room 454, Courtyard Stair Off Atrium And South Corridor</i>								
Interior								
Floors								
Carpet	15%			2026	\$960,800	3	\$106,700	
Cast in Place Concrete	20%	Now	\$208,800	LIFE	**	5	\$207,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> <i>Location : Boiler Room</i> <i>Water Penetration, Extent : Severe, Area Affected : 10%</i> <i>Location : North East Corner At Lower Level 1</i>								
Ceramic Tile	5%			2036	**	5	\$23,700	
Cork Tile	10%			2047	**	5	\$41,500	
Terrazzo	15%			LIFE	**	5	\$55,600	
Vinyl Tile	30%			2032	**	3	\$53,400	
Vinyl Tile	5%	Now	\$213,300	2037	**	3	\$8,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i> <i>Location : Lower Levels 1 And 2</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	20%	Now	\$72,100	LIFE	**	5	\$12,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Boiler Room And Lower Level 2</i>								
Fabric on Framing	15%			2028	\$3,718,900	5	\$11,500	
Glass: Single Pane	5%			LIFE	**	5	\$5,800	
Gypsum Board	40%			LIFE	**	5	\$36,800	
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$30,700	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$203,000	2040	**	5	\$74,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Ceilings</i>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$94,900	
AcousTileSusp.Lay-In	15%	Now	\$140,000	2040	**	5	\$35,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Atrium Ceiling</i>								
Exposed Concrete	20%	Now	\$322,900	LIFE	**	5	\$14,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Levels 1, 2 And Fire Pump Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$152,300	LIFE	**	5	\$88,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Of Room 454</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Stair, Room 454</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2037	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Electrical Services Rated At 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2032	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Generator Room, Boiler Room</i>								
<i>Explanation : 3- 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere, 480/208/120 Volts</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2037	**	5	\$1,700	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	10%			2035	**	5	\$700	
Molded Case Bkrs	90%			2035	**	5	\$7,600	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	5%			2032	**	5	\$100	
Motor Control Center	85%			2032	**	5	\$7,400	
Variable Frequency Drive	10%	Now	\$75,000	2047	**			
			<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Mechanical Rooms</i>					
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Water Meter Room</i>					
			<i>Explanation : 3- Water Mains With 3- Separate Ground Connections</i>					
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	90%			2032	**	1	\$88,400	
Automatic	10%	Now	\$9,500	2047	**	1	\$8,800	
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Ats 3 , Northside 5th Floor Mechanical Room</i>					
			<i>Explanation : Not Functioning</i>					
Generators								
Diesel	100%			2030	\$739,400	1	\$123,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : Emergency Generator Rated At 1400 Kilowatts</i>					
Batteries								
Lead/Acid	100%			2021	\$1,600	5	\$11,800	
Fuel Storage								
Day Tank	50%			2035	**	5	\$29,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room</i>					
			<i>Explanation : 250 Gallons Rated Capacity</i>					
Main Tank	50%			2042	**	5	\$4,700	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 4500 Gallons Rated Capacity</i>					
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	85%			2027	\$4,717,400	10	\$248,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2027	\$555,000	10	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	5%			2035	**			
<b>Egress Lighting</b>								
Emergency, Service	50%			2027	\$83,000	1		
Exit, LED	50%			2042	**	1		
<b>Exterior Lighting</b>								
HID	20%			2027	\$255,000	10	\$200	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	60%							
Generic	40%			2027	\$408,500	1	\$47,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Public Spaces And Outside</i>								
<i>Explanation : CCTV Surveillance Camera Systems</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2027	\$3,496,500	1-3	\$202,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lower Level #2</i>								
<i>Explanation : 1 5000 Gallon Oil Tank</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Furnace	5%			2027	\$37,200	1	\$7,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Rooftop Air Conditioning Unit Equipment Is Not In Service</i>							
Hot Water Boiler	95%			2032	**	1	\$149,900	
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>							
	<i>Location : Sub-basement Boiler Room</i>							
	<i>Explanation : 2 Dual Fuel Hot Water Boilers</i>							
<b>Distribution</b>								
Hot Wtr Piping/Pump	95%			2035	**	4	\$14,900	
No Component	5%							
<b>Terminal Devices</b>								
Air Handler	10%	0-2	\$444,600	2037	**	1	\$17,800	
	<i>Damaged, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Roof, Damaged Duct Insulation On Air Handler #4</i>							
	<i>Malfunctioning, Extent : Moderate, Area Affected : 70%</i>							
	<i>Location : Fifth Floor Penthouse, 7 Of 16 Air Handlers Supply Or Return Fans With Defective Variable Frequency Drives</i>							
Air Handler	40%			2027	\$1,778,500	1	\$78,900	
Convactor/Radiator	49%			2032	**	1	\$50,500	
Convactor/Radiator	1%	Now	\$16,900	2047	**	1	\$900	
	<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Fisrt Floor, Ruptured Base Board Radiator Piping, Aproximately 25 LF</i>							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	70%			2030	\$2,504,900	1	\$241,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Refrigeration Room, Basement</i>								
<i>Explanation : 3 Scroll Compressor Chillers</i>								
Interior Pkg Unit - Cooling	5%	0-2	\$591,100	2032	**	2	\$800	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5</i>								
Interior Pkg Unit - Cooling	5%			2021	\$591,100	2	\$1,000	
Ext Pkg Unit - Heating/Cooling	5%			2027	\$197,900	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
No Component	15%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	70%			2047	**	4	\$11,000	
No Component	30%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2027	\$1,507,200	1	\$98,700	
Fan Coil - 4 Pipe	10%			2027	\$629,300	1	\$10,300	
No Component	40%							
<b>Heat Rejection</b>								
Water Cooling Tower	60%			2025	\$612,000	2	\$192,700	
Water Cooling Tower	10%	0-2	\$102,000	2032	**	2	\$25,700	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof, Deteriorating Hot Deck Section Of Cooling Tower</i>								
No Component	30%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,000	
<b>Exhaust Fans</b>								
Roof	10%			2027	\$52,500	2	\$1,000	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Fifth Floor Penthouse</i>								
<i>Explanation : This Component Is Already Accounted For Under The Heating Section Of This Report</i>								
<b>Plumbing</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping								
Brass/Copper	95%			2047	**	1		
Brass/Copper	5%	0-2	\$117,900	2057	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Corroded Main Valve Train</i>								
Water Heater								
Gas Fired	100%			2022	\$192,900	2	\$4,600	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$48,200	4	\$6,700	
Sewage Ejector(s)								
Electric	100%			2027	\$91,100	4	\$12,700	
Backflow Preventer								
Generic	100%			2032	**	1	\$19,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	75%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : 1-5</i>								
<i>Explanation : 8 Units</i>								
Hydraulic	25%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor</i>								
<i>Explanation : 3 Units</i>								
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$160,900	
Sprinkler								
Generic	100%			2047	**	1-2	\$89,400	
Fire Pump								
Generic	100%			2036	**	1	\$59,600	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : QUEENS CRIMINAL COURTS  
**Address** : 125-01 QUEENS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-418  
**Program / Asset #** : DGS0026.000 / 2764 **Yr Built/Renovated** : 1961 / 1995  
**Area Sq Ft** : 619,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Jun-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,Ph  
**Block** : 9653 **Lot** : 1 **BIN** : 4206522

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$6,408,100	\$4,373,600
Interior Architecture	\$7,894,000	\$3,957,300
Electrical	\$6,617,600	\$3,602,000
Mechanical	\$4,722,400	\$21,411,000
<b>Total</b>	<b>\$25,642,000</b>	<b>\$33,343,900</b>
Importance Code A	\$6,408,100	\$4,781,600
Importance Code B	\$18,616,400	\$28,233,200
Importance Code C	\$617,500	\$329,100
<b>Total</b>	<b>\$25,642,000</b>	<b>\$33,343,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$22,900			
Interior Architecture	\$2,073,800			\$157,100
Electrical	\$55,000	\$57,700	\$80,500	\$49,100
Mechanical	\$779,400	\$166,200	\$343,200	\$154,600
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$3,081,100</b>	<b>\$373,900</b>	<b>\$573,700</b>	<b>\$510,800</b>
Importance Code A	\$29,100	\$7,600	\$6,100	\$6,100
Importance Code B	\$3,052,000	\$366,300	\$567,600	\$504,600
Importance Code C				
<b>Total</b>	<b>\$3,081,100</b>	<b>\$373,900</b>	<b>\$573,700</b>	<b>\$510,800</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$115,700	
Masonry: Brick	15%	Now	\$1,846,200	LIFE	**	5	\$115,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	2%	Now	\$193,000	LIFE	**	5	\$11,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$57,800	
Masonry: Limestone	45%			LIFE	**	5	\$260,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1961 Wing</i>								
Metal Panel	5%			2047	**	5-10	\$265,100	
Metal Coiling Doors	2%			2025	\$925,900	5	\$48,200	
Window Wall	6%			2047	**	5	\$173,500	
Windows								
Aluminum	95%	Now	\$2,172,200	2043	**	5	\$81,700	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	5%	Now	\$45,400	LIFE	**	5	\$5,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	20%	Now	\$22,900	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	10%			LIFE	**	5	\$4,200	
Masonry: Brick	30%	Now	\$305,300	LIFE	**	5	\$12,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	30%	Now	\$415,200	LIFE	**	5	\$15,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Metal Rail	10%			2040	**	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$42,900	2027	\$428,500			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	20%	Now	\$857,000	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room Penthouse (1994 Wing)</i>								
Modified Bitumen	45%			2027	\$1,928,400	10	\$134,300	
Plaza Roof: Stone Panels	20%	Now	\$138,600	2037	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Annex</i>								
Skylight, Metal/Glass	5%	0-2	\$233,300	2047	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$2,036,100	2029	\$2,036,100	3	\$226,200	
	<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Cast in Place Concrete	7%	0-2	\$38,700	LIFE	**	5	\$153,900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Ceramic Tile	3%	Now	\$61,800	2036	**	5	\$15,100	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Granite Panels	5%	0-2	\$678,000	LIFE	**	5	\$37,700	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout</i>							
Terrazzo	5%	Now	\$123,600	LIFE	**	5	\$39,300	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	15%	0-2	\$1,356,300	2037	**	3	\$56,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Vinyl Tile	30%			2027	\$2,712,500	3	\$150,800	
Vinyl Tile 9" X 9"	20%	Now	\$702,800	2022	\$2,342,700	3	\$75,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>							
	<i>Location : Throughout</i>							
Interior Walls								
Ceramic Tile	5%	0-2	\$107,700	2036	**	5	\$18,400	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	52%			LIFE	**	5	\$115,100	
SGFT/Glazed Masonry	5%	2-4	\$75,600	LIFE	**			
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
Wood	5%	0-2	\$434,300	LIFE	**	5	\$147,600	
	<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$247,200	2032	**	5	\$25,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
AcousTileConcealSpLn	17%			2040	**	5	\$213,600	
AcousTileConcealSpLn	30%			2032	**	5	\$377,000	
Exposed Struc: Steel	5%	Now	\$559,900	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	35%	0-2	\$977,000	LIFE	**	5	\$219,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2027	\$83,100	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : Two 4000 Amperes Main Disconnect Switches</i>								
Fused Disc Sw	50%			2047	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : Two 3000 Amperes Main Disconnect Switches</i>								
Transformers								
Dry Type	100%			2040	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 150 Kilovolt-ampere, 480/208/120 Volts</i>								
Switchgear / Switchboard								
Air Circuit Breaker	65%			2027	\$436,800	5	\$2,100	
Air Circuit Breaker	20%			2047	**	5	\$600	
Fused Disc Sw	5%			2047	**	5	\$100	
Molded Case Bkrs	10%			2047	**	5	\$1,600	
Raceway								
Conduit	25%			2047	**	1		
Conduit	75%			2027	\$619,100	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

<b>Electrical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Panelboards								
Fused Disc Sw	3%			2043	**	5	\$400	
Fused Disc Sw	7%			2026	\$53,100	5	\$1,000	
Molded Case Bkrs	70%			2026	\$531,300	5	\$11,400	
Molded Case Bkrs	20%			2043	**	5	\$3,300	
<b>Wiring</b>								
Braided Cloth	15%	2-4	\$190,700	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Old Sections</i>								
Thermoplastic	65%			2027	\$826,600	1		
Thermoplastic	20%			2047	**	1		
<b>Motor Controllers</b>								
Locally Mounted	5%			2040	**	5	\$200	
Locally Mounted	15%			2025		5	\$600	
Motor Control Center	20%			2040	**	5	\$3,400	
Motor Control Center	50%			2025	\$749,600	5	\$8,400	
Variable Frequency Drive	10%			2044	**			
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	**	5	\$4,500	
Generic	50%			LIFE	**	5	\$4,500	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2040	**	1	\$190,400	
<b>Generators</b>								
Diesel	100%			2036	**	1	\$239,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 400 Kilowatts</i>								
<b>Batteries</b>								
Nickel Cadmium	100%			2022	\$1,600	5	\$138,000	
<b>Fuel Storage</b>								
Day Tank	50%			2043	**	5	\$57,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room - Penthouse</i>								
<i>Explanation : One 300 Gallon</i>								
Main Tank	50%			2055	**	5	\$9,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon</i>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	40%			2022	\$4,305,900	10	\$227,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$28,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2037	**	10	\$56,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	10%			2032	**	10	\$2,000	
Incandescent	10%			2032	**	2	\$1,400	
LED	25%			2037	**			
<b>Egress Lighting</b>								
Emergency, Service	10%			2037	**	1		
Emergency, Battery	20%			2027	\$176,600	10	\$29,900	
Exit, LED	40%			2055	**	1		
Exit, Service	30%			2022	\$65,500	1		
<b>Exterior Lighting</b>								
HID	70%			2022	\$1,731,100	10	\$1,300	
HID	30%			2035	**	10	\$600	
<b>Alarm</b>								
<b>Security System</b>								
No Component	90%							
Generic	10%			2032	**	1	\$23,100	
<b>Fire/Smoke Detection</b>								
No Component	90%							
Generic, Analog	10%			2032	**	1-3	\$38,100	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Plant Campus Steam / PRV	80%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Supply From Borough Hall.</i>								
Interruptible Gas/Dual Fuel	20%			2047	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	20%			2032	**	1	\$61,200	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Q1 Mechanical Room</i>								
<i>Explanation : 2 Units</i>								
Pres. Reducing Valve/LP Steam	80%			2030	\$324,900	5	\$29,400	
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2035	**	4	\$6,100	
Central Plant Steam Piping/Pmp	80%			2037	**	4	\$36,600	
<b>Terminal Devices</b>								
Air Handler	70%			2027	\$6,036,900	1	\$268,000	
Convactor/Radiator	10%			2032	**	1	\$20,000	
Fan Coil Unit/Heat	20%			2027	\$1,837,100	1	\$40,000	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2043	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	80%			2030	\$5,552,700	1	\$535,900	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Main Building Refrigeration Room And Q1 Refrigeration Room</i>								
<i>Explanation : Refrigerant #123</i>								
Interior Pkg Unit - Cooling	10%			2021	\$2,293,200	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Exterior Pkg Unit - Cooling	10%			2027	\$496,700	2	\$3,800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	80%			2037	**	4	\$36,600	
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	80%			2027	\$5,502,800	1	\$306,200	
No Component	20%							
<b>Heat Rejection</b>								
Dry Cooler	20%			2027	\$667,100	2	\$86,200	
Water Cooling Tower	80%	Now	\$558,600	2021	\$1,862,000	2	\$398,700	
<i>Corroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Shell Badly Corroded</i>								
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$345,200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	90%			2032	**	2	\$17,100	
Roof	10%			2032	**	2	\$1,900	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
Water Heater								
Gas Fired	100%	0-2	\$112,200	2022	\$374,100	2	\$7,200	
		<i>Other Observation, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : 2 In Main Building, 1 In Q1 Building</i>						
		<i>Explanation : 1 Out Of 3 Is Obsolete Unit</i>						
HW Heat Exchanger								
Steam Fired	80%			2037	**	4	\$73,400	
No Component	20%							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$93,500	4	\$13,100	
Sewage Ejector(s)								
Electric	100%			2027	\$176,600	4	\$24,600	
Backflow Preventer								
No Component	40%							
Generic	60%			2027	\$93,500	1	\$22,700	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : 19 Units</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2037	**	1-5	\$312,100	
Sprinkler								
No Component	80%							
Generic	20%			2037	**	1-2	\$34,700	
Fire Pump								
Generic	100%			2030	\$394,800	1	\$115,600	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : QUEENS FAMILY COURT  
**Address** : 151-20 JAMAICA AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DGS0048.000 / 13663 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 175,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5,PH  
**Block** : 10093 **Lot** : 1 **BIN** : 4826930

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$50,700	\$430,300
Interior Architecture	\$124,400	\$458,300
Electrical	\$152,500	
Mechanical		\$741,300
<b>Total</b>	<b>\$327,500</b>	<b>\$1,629,900</b>
Importance Code A	\$50,700	\$430,300
Importance Code B	\$276,800	\$964,000
Importance Code C		\$235,700
<b>Total</b>	<b>\$327,500</b>	<b>\$1,629,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$83,400		\$10,400	
Interior Architecture	\$69,800	\$12,900		\$52,800
Electrical	\$33,600	\$28,800	\$25,100	\$37,600
Mechanical	\$97,800	\$59,700	\$127,500	\$71,600
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
<b>Total</b>	<b>\$363,900</b>	<b>\$180,700</b>	<b>\$242,500</b>	<b>\$241,300</b>
Importance Code A	\$92,000	\$8,700	\$19,500	\$8,700
Importance Code B	\$254,900	\$167,600	\$223,000	\$232,600
Importance Code C	\$17,000	\$4,500		
<b>Total</b>	<b>\$363,900</b>	<b>\$180,700</b>	<b>\$242,500</b>	<b>\$241,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	92%			LIFE	**	5	\$170,800	
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
Metal Panel	3%			2048	**	5-10	\$38,300	
Window Wall	5%	Now	\$9,400	2048	**	5	\$17,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrances North And South</i>								
<b>Windows</b>								
Aluminum	97%	Now	\$27,800	2044	**	5	\$15,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 4th Floor Offices</i>								
Metal Louvers	3%			2037	**	10	\$6,100	
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	5	\$10,700	
Pre-Cast Concrete	5%	Now	\$16,200	LIFE	**	5	\$6,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	45%			2041	**	5	\$24,800	
<b>Roof</b>								
IRMA/Protected Membrane	80%	Now	\$17,500	2033	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Offices 5th Floor</i>								
Skylight, Metal/Glass	5%	Now	\$50,700	2048	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Lobby</i>								
Sloped Glazing	15%			LIFE	**	5	\$259,500	
<b>Soffits</b>								
Metal Panel	100%			2048	**	5-10		
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2027	\$684,000	3	\$101,300	
Cast in Place Concrete	5%			LIFE	**	5	\$36,900	
Ceramic Tile	5%			2037	**	5	\$16,900	
Terrazzo	10%			LIFE	**	5	\$26,400	
Vinyl Tile	65%			2033	**	3	\$109,800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%			2037	**	5	\$8,900	
Concrete Masonry Unit	5%			LIFE	**	5	\$6,000	
Glass: Single Pane	2%			LIFE	**	5	\$4,500	
Gypsum Board	65%	Now	\$17,000	LIFE	**	5	\$116,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Offices</i>								
Masonry: Brick	12%			LIFE	**			
Metal Panel	3%			LIFE	**			
Wood	10%			LIFE	**	5	\$119,300	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%	Now	\$49,100	2041	**	5	\$143,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 5th Floor Throughout</i>								
Exposed Struc: Steel	5%	Now	\$75,200	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Basement, Below Exterior Walkway</i>								
Gypsum Board	10%			LIFE	**	5	\$42,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Aluminum Picket	100%			2048	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Pavers/Stone	100%			2037	**			
<b>On-Site Walkways</b>								
Pavers/Stone	100%			2037	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2048	**	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Switches Rated At 2000 Amperes And 1200 Amperes</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Penthouse</i>								
<i>Explanation : 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere 480/2018/120v And 10- 51 Kilovolt-ampere 460/230v</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2048	**	5	\$800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	100%			2048	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2044	**	5	\$400	
Molded Case Bkrs	90%			2044	**	5	\$4,100	
<b>Wiring</b>								
Busway	10%			2041	**	1		
Thermoplastic	90%			2048	**	1		
<b>Motor Controllers</b>								
Locally Mounted	10%			2041	**	5	\$100	
Motor Control Center	90%			2041	**	5	\$4,300	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$2,600	
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2041	**	1	\$53,800	
<b>Generators</b>								
Diesel	100%			2037	**	1	\$67,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Emergency Generator Rated At 1100 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2022	\$1,600	5	\$6,500	
<b>Fuel Storage</b>								
Day Tank	50%			2044	**	5	\$16,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 5000 Gallons Capacity</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	85%			2033	**	10	\$136,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2033	**	10	\$16,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	5%			2033	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Atrium</i>								
<i>Explanation : Artwork Floodlighting</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Service	50%			2033	**	1		
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	30%			2033	**	10	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : T-3 Halogen Lamps</i>						
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabbling								
Generic	100%			2056	**	5	\$5,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Copper</i>						
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$19,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Lobby And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2033	**	1-3	\$111,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$86,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$8,600	
Terminal Devices								
Air Handler	60%			2033	**	1	\$64,900	
Convactor/Radiator	40%			2041	**	1	\$22,600	
<b>Air Conditioning</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning								
Energy Source								
Natural Gas	100%			2048	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	90%			2033	**	1	\$170,400	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units One Being Serviced During Visit</i>								
Reciprocating Compr/Chiller	10%			2033	**	1	\$8,100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$8,600	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	**	1	\$108,200	
Heat Rejection								
Air Cooled Condenser Unit	10%			2033	**	2	\$12,200	
Water Cooling Tower	90%			2029	\$592,200	2	\$158,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans								
Interior	98%			2033	**	2	\$5,300	
Roof	2%			2033	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2026	\$105,800	2	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Mechanical Room</i>								
<i>Explanation : 2-250 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	**	4	\$10,400	
Fixtures								
Generic	100%							
Vertical Transport								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport								
Elevators								
	Geared Traction	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit From Basement To 5th Floor, Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor</i>								
<i>Explanation : 12 Units</i>								
Escalators								
	Over 20' Rise	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First To Second, Second To Third And Third To Fourth Floors</i>								
<i>Explanation : 6 Units</i>								
Fire Suppression								
Standpipe								
	Generic	100%			2048		**	1-5 \$91,500
Sprinkler								
	Generic	100%			2048		**	1-2 \$49,000
Fire Pump								
	Generic	100%			2037		**	1 \$32,700

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : QUEENS SUPREME COURT  
**Address** : 88-11 SUTPHIN BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-415  
**Program / Asset #** : DGS0027.000 / 2038 **Yr Built/Renovated** : 1939 / 2004  
**Area Sq Ft** : 308,200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors L,3,4,7,PH  
**Block** : 9691 **Lot** : 1 **BIN** : 4207071

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,666,700	\$321,000
Interior Architecture	\$161,900	\$3,496,100
Electrical	\$327,700	\$1,203,400
Mechanical	\$368,500	\$1,657,100
Site Pavements	\$140,600	
<b>Total</b>	<b>\$2,665,500</b>	<b>\$6,677,500</b>
Importance Code A	\$1,666,700	\$321,000
Importance Code B	\$816,300	\$5,172,800
Importance Code C	\$182,500	\$1,183,700
<b>Total</b>	<b>\$2,665,500</b>	<b>\$6,677,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$52,700			
Interior Architecture	\$52,000	\$26,400		\$35,200
Electrical	\$69,600	\$40,500	\$37,700	\$51,000
Mechanical	\$148,800	\$109,000	\$170,100	\$138,400
Site Enclosure	\$28,400			
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
<b>Total</b>	<b>\$420,500</b>	<b>\$245,000</b>	<b>\$276,900</b>	<b>\$293,700</b>
Importance Code A	\$83,200	\$30,500	\$31,200	\$30,500
Importance Code B	\$308,900	\$214,500	\$245,700	\$263,200
Importance Code C	\$28,400			
<b>Total</b>	<b>\$420,500</b>	<b>\$245,000</b>	<b>\$276,900</b>	<b>\$293,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Masonry: Brick	3%			LIFE	**	5	\$12,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	8%	4+	\$211,100	LIFE	**	5	\$25,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	87%	Now	\$848,400	LIFE	**	5	\$275,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 6%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>								
Windows								
Aluminum	93%			2036	**	5	\$67,300	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2031	**	10	\$9,000	
Steel	5%	Now	\$10,000	2044	**	5	\$22,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pentouse</i>								
Parapets								
Masonry: Limestone	75%	Now	\$321,000	LIFE	**	5	\$24,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Southeast Corner</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Rail	25%			2033	**	5-10	\$116,400	
Roof								
IRMA/Protected Membrane	2%			2028		10	\$2,800	
Metal Panel	58%			2041	**	10	\$146,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Modified Bitumen	35%	Now	\$69,200	2033	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Courtroom 68</i>								
Skylight, Metal/Glass	5%			2038	**	10	\$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2027	\$951,700	3	\$141,000	
Cast in Place Concrete	5%			LIFE	**	5	\$51,400	
Ceramic Tile	5%			2031	**	5	\$23,500	
Marble Panels	5%			LIFE	**	5	\$17,600	
Terrazzo	25%			LIFE	**	5	\$91,800	
Vinyl Tile	45%			2028	\$1,901,900	3	\$79,300	
<b>Interior Walls</b>								
Gypsum Board	20%	4+	\$41,900	LIFE	**	5	\$114,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
Marble Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$43,000	
Plaster	25%			LIFE	**	5	\$71,600	
Wood	20%			LIFE	**	5	\$763,700	
Wood	5%			LIFE	**	5	\$190,900	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2033	**	5	\$94,000	
Gypsum Board	5%	0-2	\$5,000	LIFE	**	5	\$29,400	
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilets</i>								
Plaster	20%	Now	\$73,100	LIFE	**	5	\$58,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Plaster	55%			LIFE	**	5	\$161,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	10%			2048	**			
Iron Picket	90%	Now	\$28,400	2048	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout, Corner Post Corroded Through</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate Damaged</i>								
<b>Site Pavements</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	95%			2041	**			
Pavers/Stone	5%			2037	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	77%	Now	\$41,000	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	23%	Now	\$39,800	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Asphalt	100%	4+	\$59,800	2031	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2048	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Ampere Main Disconnect Switches</i>								
Fused Disc Sw	50%			2038	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere And One 1200 Ampere Main Disconnect Switch</i>								
<b>Transformers</b>								
Dry Type	100%			2041	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller And Elevator Machinery Rooms</i>								
<i>Explanation : 2- 750 Kilovolt-ampere, 480/277/208 Volts, 6- 30 Kilovolt-ampere 208/480/277 Volts</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2048	**	5	\$1,300	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Raceway								
Conduit	50%			2028	\$206,400	1		
Conduit	50%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2044	**	5	\$400	
Molded Case Bkrs	60%			2044	**	5	\$4,900	
Molded Case Bkrs	35%			2027	\$132,800	5	\$2,800	
Wiring								
Braided Cloth	5%	2-4	\$31,800	2053	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2028	\$317,900	1		
Thermoplastic	45%			2048	**	1		
Motor Controllers								
Locally Mounted	60%			2041	**	5	\$1,200	
Locally Mounted	20%			2026	\$158,300	5	\$400	
Variable Frequency Drive	20%			2045	**			
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,500	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2041	**	1	\$94,800	
Generators								
Diesel	100%			2037	**	1	\$119,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$11,400	
Fuel Storage								
Day Tank	50%			2044	**	5	\$28,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 275 Gallons Capacity</i>								
Main Tank	50%			2056	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground</i>								
<i>Explanation : 2000 Gallons Capacity</i>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	60%			2033	**	10	\$169,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	18%			2033	**	10	\$50,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Court Rooms</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Incandescent	2%			2023	\$107,200	2	\$100	
LED	20%			2036	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Courtrooms And Hallways</i>								
<b>Egress Lighting</b>								
Emergency, Service	50%			2028	\$80,200	1		
Exit, LED	50%			2056	**	1		
<b>Exterior Lighting</b>								
HID	25%			2028	\$307,800	10	\$200	
LED	5%			2033	**			
No Component	70%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2063	**	5	\$9,100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2033	**	1	\$34,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2033	**	1-3	\$78,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Mechanical Rooms</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual	100%			2048	**	1		
Fuel								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$305,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Low Pressure Steam Units</i>								
<hr/>								
Distribution Central Plant Steam Piping/Pmp	100%			2048	**	4	\$15,200	
<hr/>								
Terminal Devices Air Handler	40%			2033	**	1	\$76,200	
Convactor/Radiator	60%			2033	**	1	\$59,700	
<hr/>								
<b>Air Conditioning</b>								
Energy Source Plant Campus Steam / PRV	30%			2038	**	1		
Electricity	70%			2036	**	1		
<hr/>								
Conversion Equipment Absorption Chiller/Steam/HW	25%			2037	**	1	\$83,400	
Centrifugal, Elec Chiller	40%			2037	**	1	\$133,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement AC Room</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Mechanical Room</i>								
<hr/>								
Split Unit	5%			2028	\$325,900			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<hr/>								
Window/Wall Unit No Component	15%			2023	\$95,500	1		
<hr/>								
Distribution CW & CHW Wtr Pipe/Pump	70%			2038	**	4	\$16,000	
No Component	30%							
<hr/>								
Terminal Devices Air Handler/Cool/Ht	65%			2033	**	1	\$123,900	
Fan Coil - 4 Pipe	5%			2033	**	1	\$5,000	
No Component	30%							
<hr/>								
Heat Rejection Air Cooled Condenser Unit	5%			2033	**	2	\$10,700	
Water Cooling Tower	65%			2029	\$640,300	2	\$201,600	
No Component	30%							
<hr/>								
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$171,900	

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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	95%			2033	**	2	\$9,000	
Roof	5%			2028	\$25,400	2	\$500	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Gas Fired	100%			2023	\$186,200	2	\$4,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 250 Gallons</i>						
HW Heat Exchanger								
Steam Fired	100%			2028	\$486,300	4	\$30,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 300 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2023	\$46,600	4	\$6,500	
Sewage Ejector(s)								
Electric	100%			2028	\$87,900	4	\$12,300	
Backflow Preventer								
Generic	100%			2033	**	1	\$18,900	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Geared Traction	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor</i>						
		<i>Explanation : 10 Units. 5 Units Are Currently Not In Service</i>						
<b>Fire Suppression</b>								
Standpipe								
Generic	100%			2048	**	1-5	\$161,100	
Sprinkler								
Generic	100%			2048	**	1-2	\$86,300	
Fire Pump								
Generic	100%			2031	**	1	\$57,600	
Chemical System								
No Component	98%							
Generic	2%			2027	\$600	1-3	\$100	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : RICHMOND DISTRICT HEALTH CENTER  
**Address** : 51 STUYVESANT PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004  
**Area Sq Ft** : 35,813 **Project Type** : REAL PROPERTY  
**Date of Survey** : 07-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4  
**Block** : 9 **Lot** : 9 **BIN** : 5000089

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$928,600	\$456,800
Interior Architecture	\$134,300	\$402,000
Electrical	\$422,900	\$59,100
Mechanical	\$177,700	\$429,100
<b>Total</b>	<b>\$1,663,500</b>	<b>\$1,347,100</b>
Importance Code A	\$1,043,400	\$456,800
Importance Code B	\$552,100	\$890,200
Importance Code C	\$68,000	
<b>Total</b>	<b>\$1,663,500</b>	<b>\$1,347,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$41,500			
Interior Architecture	\$41,300		\$4,300	\$4,000
Electrical	\$37,100	\$800	\$800	\$69,300
Mechanical	\$15,000	\$4,700	\$5,500	\$4,700
Site Enclosure	\$100			
Site Pavements	\$2,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$145,300</b>	<b>\$13,400</b>	<b>\$18,400</b>	<b>\$85,900</b>
Importance Code A	\$43,300	\$3,500	\$3,500	\$3,500
Importance Code B	\$101,200	\$9,900	\$14,900	\$82,400
Importance Code C	\$700			
<b>Total</b>	<b>\$145,300</b>	<b>\$13,400</b>	<b>\$18,400</b>	<b>\$85,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$22,400	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					
			<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
Masonry: Granite	5%			LIFE	**	5	\$1,200	
Pre-Cast Concrete	25%	Now	\$56,000	LIFE	**	5	\$26,000	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Window Lintels And Sills</i>					
			<i>Water Penetration, Extent : Light, Area Affected : 20%</i>					
			<i>Location : Window Lintels</i>					
Windows								
Steel	100%	Now	\$872,600	2054	**	5	\$98,700	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
			<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>					
			<i>Location : Throughout</i>					
Parapets								
Masonry: Brick	85%	4+	\$23,600	LIFE	**	5	\$3,900	
			<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Various Locations Throughout</i>					
			<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
Pre-Cast Concrete	15%			LIFE	**	5	\$4,300	
Roof								
Modified Bitumen	100%	4+	\$17,900	2029	\$358,100			
			<i>Alligatoring, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : At Seams</i>					
			<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>					
			<i>Location : Pitch Cups At Base Of Antenna</i>					

Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%	Now	\$35,800	2031	**	3	\$4,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$11,600	
Ceramic Tile	5%	4+	\$5,400	2032	**	5	\$1,300	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Bathrooms</i>								
Terrazzo	15%			LIFE	**	5	\$6,200	
Vinyl Tile 9" X 9"	65%			2029	\$402,000	3	\$12,900	
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,300	
Marble Panels	5%			LIFE	**			
Plaster	70%	Now	\$68,000	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : 4th Floor And Penthouse</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i>								
SGFT/Glazed Masonry	15%			LIFE	**			
<b>Ceilings</b>								
AcousTile,Adhered	10%			2034	**	5	\$5,300	
Plaster	90%	0-2	\$66,300	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 4th Floor Rooms 415, 418</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	100%			2039	**			
<b>Free Standing Walls</b>								
Cast in Place Concrete	80%	4+	\$100	2049	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Handicap Ramp</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Missing Or Deteriorated Joints</i>								
Masonry: Fieldstone	20%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : This Is Actually Granite</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	0-2	\$1,700	2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Stuyvesant Place</i>								

## On-Site Walkways

Cast in Place Concrete	98%			2034	**			
Masonry: Granite	2%	Now	\$600	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i>								
<i>Location : Stairs At Front Entrance</i>								

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2055	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

## Switchgear / Switchboard

Fused Knife Sw	50%	0-2	\$38,800	2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Obsolete And Unsafe Equipment</i>								

Fused Knife Sw	50%	0-2	\$38,800	2059	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Obsolete And Unsafe Equipment</i>								

## Raceway

Conduit	85%			2039	**	1		
Conduit	5%			2055	**	1		
Conduit	10%			2029		1	\$3,700	

## Panelboards

Fused Toggle Switch	85%	0-2	\$40,300	2054	**	5	\$300	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Molded Case Bkrs	15%			2028		5	\$100	
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## Wiring

Braided Cloth	85%	2-4	\$46,300	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	5%			2055	**	1		
Thermoplastic	10%			2039	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	70%			2027	\$55,400	5		\$200
Locally Mounted	30%	0-2	\$23,700	2049	**	5		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<hr/>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	88%			2034	**	10		\$28,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	10%			2034	**	10		\$3,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-8 Lamps</i>								
Incandescent	2%	0-2	\$12,500	2039	**	2		
<i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$25,500	10		\$4,300
Exit, Service	50%			2024	\$6,300	1		
<hr/>								
<b>Exterior Lighting</b>								
Incandescent	100%	0-2	\$121,400	2039	**	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Temporary Incandescent Fixtures On Building Back.</i>								
<i>Explanation : Temporary Incandescent Fixtures Installed Under Canopy</i>								
<hr/>								
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2024	\$137,300	1-3		\$8,000
<hr/>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	50%	Now	\$114,800	2049	**	1	\$16,000	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Natural Gas Steam Boilers</i>								
Steam Boiler	50%			2034	**	1	\$17,700	
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	20%			2049	**	4	\$500	
Steam Piping/Pump	80%			2029	\$125,500			
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2027	\$190,000	1	\$11,600	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit</i>								
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2037	**	1		
<b>Conversion Equipment</b>								
Split Unit	15%			2029	\$113,600			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Communications Room</i>								
<i>Explanation : Recent Installation</i>								
Window/Wall Unit	85%			2024	\$62,900	1		
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$4,000	
No Component	80%							
<b>Exhaust Fans</b>								
Roof	20%	Now	\$11,800	2039	**	2	\$200	
<i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
No Component	80%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galvanized Steel	100%			2034	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2027	\$21,600	2	\$500	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
	Backflow Preventer							
	No Component	80%						
	Generic	20%			2034	**	1	\$400
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
<hr/>								
	Fixtures							
	Generic	100%						
<hr/>								
<b>Vertical Transport</b>								
	Elevators							
	Geared Traction	100%			LIFE	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor</i>						
		<i>Explanation : 2 Units</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.  
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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND BOROUGH HALL  
**Address** : 10 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-501  
**Program / Asset #** : DGS0031.000 / 2041 **Yr Built/Renovated** : 1904 / 2014  
**Area Sq Ft** : 76,300 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$433,500	\$174,700
Interior Architecture	\$148,800	\$420,800
Electrical	\$431,400	
Mechanical	\$187,200	
Site Enclosure	\$100,000	
Site Pavements	\$554,000	
<b>Total</b>	<b>\$1,854,900</b>	<b>\$595,400</b>
Importance Code A	\$433,500	\$174,700
Importance Code B	\$820,300	\$420,800
Importance Code C	\$601,000	
<b>Total</b>	<b>\$1,854,900</b>	<b>\$595,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$38,400
Interior Architecture	\$63,400	\$9,300	\$4,600	
Electrical	\$34,600	\$10,500	\$11,200	\$10,300
Mechanical	\$13,900	\$12,400	\$20,300	\$23,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$119,800</b>	<b>\$40,100</b>	<b>\$44,000</b>	<b>\$80,400</b>
Importance Code A	\$7,600	\$7,600	\$7,600	\$46,100
Importance Code B	\$102,200	\$32,600	\$36,400	\$34,300
Importance Code C	\$10,100			
<b>Total</b>	<b>\$119,800</b>	<b>\$40,100</b>	<b>\$44,000</b>	<b>\$80,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	60%	Now	\$111,100	LIFE	**	5	\$64,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%	Now	\$36,300	LIFE	**	5	\$4,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	32%	Now	\$238,300	LIFE	**	5	\$25,600	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2039	**	5-10	\$22,000	
<b>Windows</b>								
Wood	100%	Now	\$47,900	2045	**	5	\$110,600	
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Limestone	95%			LIFE	**	5	\$200	
Metal Rail	5%			2034	**	5-10	\$100	
<b>Roof</b>								
Metal Panel	5%			2034	**	10	\$5,000	
Modified Bitumen	5%			2034	**	10	\$2,700	
Single Ply Membrane	45%			2034	**	10	\$24,600	
Skylight, Metal/Glass	5%			2039	**	10	\$9,100	
Slate	40%			LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2028	\$272,300	3	\$27,800	
Cast in Place Concrete	10%			LIFE	**	5	\$27,100	
Ceramic Tile	5%	Now	\$13,800	2038	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Marble Panels	15%			LIFE	**	5	\$13,900	
Terrazzo	25%	0-2	\$82,700	LIFE	**	5	\$24,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Corridors</i>								
Vinyl Tile	30%			2029	\$362,800	3	\$13,900	

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	13%			LIFE	**	5	\$8,500	
Masonry: Brick	10%			LIFE	**			
Marble Panels	20%			LIFE	**			
Plaster	10%	Now	\$10,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower, Room 218, Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Tower</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Tower</i>								
Plaster	45%			LIFE	**	5	\$14,800	
Wood	2%			LIFE	**	5	\$8,800	
Ceilings								
AcousTile,Adhered	5%	Now	\$66,100	2049	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	20%	0-2	\$11,500	2042	**	5	\$12,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$7,700	
Plaster	50%			LIFE	**	5	\$38,600	
Plaster	15%	Now	\$28,000	LIFE	**	5	\$11,600	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Tower And Throughout</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	**			
Free Standing Walls								
Concrete Masonry Unit	100%	0-2	\$47,000	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Concrete Masonry Unit	100%	Now	\$53,000	2049	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	2-4	\$106,500	2042	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Pavers/Stone	50%	Now	\$447,500	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parking/Driveway								
Asphalt	100%			2038	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two 4000 Amperes Circuit Breakers</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Fused Disc Sw	5%			2028	\$6,900	5	\$100	
Molded Case Bkrs	95%			2037	**	5	\$1,900	
Wiring								
Braided Cloth	15%	2-4	\$26,600	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2039	**	1		
Motor Controllers								
Locally Mounted	100%			2034	**	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$23,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Stand-by Power</b>								
<b>Generators</b>								
Diesel	100%			2038	**	1	\$29,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 450 Kilowatts</i>								
<b>Batteries</b>								
Lead/Acid	100%			2023	\$1,700	5	\$2,800	
<b>Fuel Storage</b>								
<b>Day Tank</b>								
	50%			2045	**	5	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 23 Gallons</i>								
<b>Main Tank</b>								
	50%			2069	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallons</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
<b>Fluorescent</b>								
	85%			2034	**	10	\$59,500	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Fluorescent</b>								
	10%			2039	**	10	\$7,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Incandescent</b>								
	5%			2024	\$55,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Borough President Area</i>								
<i>Explanation : Chandeliers</i>								
<b>Egress Lighting</b>								
Emergency, Service	55%			2034	**	1		
Emergency, Battery	5%			2034	**	10	\$900	
Exit, LED	35%			2057	**	1		
Exit, Service	5%			2029	\$1,500	1		
<b>Exterior Lighting</b>								
HID	70%			2024	\$232,000	10	\$200	
Incandescent	30%			2024	\$84,400	2		
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
Generic	100%			2032	**	5	\$2,200	
<b>Alarm</b>								
<b>Security System</b>								
<b>No Component</b>								
Generic	50%			2034	**	1	\$14,300	
<b>Fire/Smoke Detection</b>								
<b>No Component</b>								
Generic, Digital	30%			2034	**	1-3	\$14,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2049	**	1		
Conversion Equipment								
Steam Boiler	100%			2034	**	1	\$75,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2039	**	4	\$3,800	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Steam Serves Building 18 The Supreme Court</i>						
Terminal Devices								
Convactor/Radiator	100%			2034	**	1	\$24,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Window/Wall Unit	80%			2024	\$137,000	1		
No Component	20%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
		<i>Not in Service, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor, 2nd Floor</i>						
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2024	\$50,100	2	\$1,100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2034	**	1	\$4,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Ground Floor</i>						
		<i>Explanation : Located On Ground Floor</i>						
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Vertical Transport	Elevators							
	Geared Traction	100%			LIFE		**	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression	Standpipe							
	Generic	100%			2039		**	1-5 \$39,900
	Sprinkler							
	No Component	80%						
	Generic	20%			2039		**	1-2 \$4,300

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

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND CIVIL COURT  
**Address** : 927 CASTLETON AVENUE @BEMENT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : 310-503  
**Program / Asset #** : DGS0038.000 / 4166 **Yr Built/Renovated** : 1927 / 1997  
**Area Sq Ft** : 18,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 08-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 159 **Lot** : 65 **BIN** : 5004530

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$302,700	\$39,900
Interior Architecture		\$59,100
Electrical		\$369,300
Mechanical		\$400,100
<b>Total</b>	<b>\$302,700</b>	<b>\$868,400</b>
Importance Code A	\$302,700	\$39,900
Importance Code B		\$769,400
Importance Code C		\$59,100
<b>Total</b>	<b>\$302,700</b>	<b>\$868,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$33,000			
Interior Architecture	\$58,500			\$5,900
Electrical	\$900	\$300	\$300	\$600
Mechanical	\$10,000	\$4,100	\$3,500	\$4,300
<b>Total</b>	<b>\$102,400</b>	<b>\$4,400</b>	<b>\$3,800</b>	<b>\$10,700</b>
Importance Code A	\$35,000	\$1,800	\$1,800	\$1,800
Importance Code B	\$32,700	\$2,600	\$2,000	\$9,000
Importance Code C	\$34,600			
<b>Total</b>	<b>\$102,400</b>	<b>\$4,400</b>	<b>\$3,800</b>	<b>\$10,700</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$254,700	LIFE	**	5	\$39,900	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Above Lintels, Basement Level</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%	4+	\$48,000	LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Wood	5%	0-2	\$17,600	2031	**	5	\$6,200	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Arround Windows</i>								
Windows								
Aluminum	100%	Now	\$10,000	2042	**	5	\$2,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Roof								
Asphalt Shingle	100%	Now	\$5,400	2035	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	25%			2027	\$90,900	3	\$13,500	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	0-2	\$1,400	2029	\$27,600	5	\$700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Panel/Paver: Cer/Brk	2%			2034	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	Now	\$1,300	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Vinyl Tile	56%	Now	\$13,600	2031	**	3	\$5,700	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$5,900	2029	\$59,100	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$16,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	70%	Now	\$12,000	LIFE	**	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Womens Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor At Bottom Of Stair</i>								
Wood	20%			LIFE	**	5	\$32,400	
<b>Ceilings</b>								
Exposed Concrete	20%			LIFE	**	5	\$800	
Plaster	60%			LIFE	**	5	\$10,100	
Plaster	20%	Now	\$4,200	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2036	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2036	**	5	\$500	
<b>Raceway</b>								
Conduit	100%			2036	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2034	**	5		
Molded Case Bkrs	95%			2034	**	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2036	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2031	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	90%			2026	\$281,700	10	\$14,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T8 Lamps</i>								
Fluorescent	5%			2026	\$15,700	10	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using Compact Fluorescent Lamps</i>								
Incandescent	5%			2026	\$15,700	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2026	\$12,800	10	\$2,200	
Exit, Service	50%			2026	\$3,200	1		
<b>Exterior Lighting</b>								
HID	100%			2026	\$71,900	10	\$100	
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2026	\$28,800	1	\$3,400	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2046	**	1		
<b>Conversion Equipment</b>								
Steam Boiler	100%			2039	**	1	\$17,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Central Plant Steam Piping/Pmp	100%			2036	**	4	\$900	
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2031	**	1	\$5,800	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2042	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Interior Pkg Unit - Cooling	60%			2027	\$400,100	2	\$700
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Attic</i>								
<i>Explanation : No Access To Check Refrigerant</i>								
	Window/Wall Unit	20%			2021	\$7,400	1	
	No Component	20%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	60%			2034	**	2	\$7,500
	No Component	40%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,000
	No Component	40%						
<b>Exhaust Fans</b>								
	Interior	60%			2031	**	2	\$300
	No Component	40%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Galvanized Steel	100%			2031	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2025	\$10,900	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 50 Gallons</i>								
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Sump Pump(s)</b>								
	Non-Submersible	100%			2026	\$2,700	4	\$600
<b>Fixtures</b>								
	Generic	100%						

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND COURTHOUSE  
**Address** : 26 CENTRAL AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCAS011.000 / 14812 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 199,862 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : **Lot** : **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$459,300	\$950,100
Interior Architecture		\$737,500
Electrical	\$36,700	
Mechanical		\$170,300
<b>Total</b>	<b>\$496,000</b>	<b>\$1,857,900</b>
Importance Code A	\$459,300	\$950,100
Importance Code B	\$36,700	\$638,100
Importance Code C		\$269,700
<b>Total</b>	<b>\$496,000</b>	<b>\$1,857,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$16,500
Interior Architecture	\$14,300	\$1,500	\$43,900	\$3,700
Electrical	\$30,200	\$28,500	\$24,200	\$36,900
Mechanical	\$62,400	\$109,800	\$119,600	\$133,300
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$148,200</b>	<b>\$181,300</b>	<b>\$229,200</b>	<b>\$231,900</b>
Importance Code A	\$9,800	\$10,000	\$10,200	\$26,500
Importance Code B	\$135,400	\$169,800	\$218,900	\$205,400
Importance Code C	\$3,100	\$1,500		
<b>Total</b>	<b>\$148,200</b>	<b>\$181,300</b>	<b>\$229,200</b>	<b>\$231,900</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$207,000	
Metal Panel	30%			2054	**	5-10	\$569,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$269,100	
Windows								
Aluminum	100%			2050	**	5	\$38,500	
Parapets								
Metal Panel	60%			2054	**	5	\$33,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$35,900	
Roof								
IRMA/Protected Membrane	20%			2036	**	10	\$21,800	
Metal Panel	5%			2045	**	10	\$10,000	
Roll Roofing	50%			2029	\$237,600	5	\$90,700	
Not Accessible	25%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : 4th Floor North And South Areas</i>								
<i>Explanation : Green Roof</i>								
Soffits								
Metal Panel	100%			2054	**	5-10		
Interior								
Floors								
Carpet	20%			2029	\$807,900	3	\$89,700	
Cast in Place Concrete	10%			LIFE	**	5	\$65,400	
Ceramic Tile	5%			2041	**	5	\$15,000	
Terrazzo	50%			LIFE	**	5	\$116,900	
Vinyl Tile	10%			2036	**	3	\$15,000	
Wood	5%			2063	**	5	\$28,000	
Interior Walls								
Ceramic Tile	1%			2041	**	5	\$6,100	
Concrete Masonry Unit	10%			LIFE	**	5	\$24,500	
Fabric on Framing	1%			2032	**	5	\$3,100	
Glass: Single Pane	5%			LIFE	**	5	\$23,000	
Gypsum Board	60%			LIFE	**	5	\$220,700	
Metal Panel	20%			LIFE	**			
Metal Coiling Doors	1%			2050	**	5	\$30,700	
Wood	2%			LIFE	**	5	\$49,000	
Ceilings								
AcousTileConcealSpLn	20%			2045	**	5	\$71,400	
AcousTileSusp.Lay-In	50%			2045	**	5	\$142,700	
Exposed Concrete	10%			LIFE	**	5	\$4,500	
Gypsum Board	20%			LIFE	**	5	\$71,400	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2072	**			
Site Pavements								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%			2041	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2048	**	5	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level</i>						
		<i>Explanation : Two 2,500 Ampere Main Switches, One 1,000 Ampere Switch</i>						
Switchgear / Switchboard								
Air Circuit Breaker	100%			2048	**	5	\$1,000	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	20%			2044	**	5	\$900	
Molded Case Bkrs	80%			2044	**	5	\$4,200	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$1,300	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,900	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2041	**	1	\$61,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lower Level</i>						
		<i>Explanation : 5-1200 Amperes, 1-600 Amperes, 1-260 Amperes, 1-60 Amperes</i>						
Generators								
Diesel	100%			2037	**	1	\$77,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside In Service Loading Dock Area</i>						
		<i>Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere</i>						
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$7,400	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	**	5	\$18,500	
Main Tank	50%			2056	**	5	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Underground In Service Loading Dock</i>								
<i>Explanation : 8000 Gallons Shared With Boilers</i>								
Lighting								
Interior Lighting								
Fluorescent								
	20%			2033	**	10	\$36,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i>								
<i>Location : In Lobby</i>								
<i>Motion Sensors in Use, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Service Corridors</i>								
LED	80%			2033	**			
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Service								
	50%			2033	**	1		
Exit, LED								
	50%			2056	**	1		
Exterior Lighting								
LED								
	20%			2033	**			
No Component								
	80%							
Lightning Protection								
Arresters/Cabling								
Generic								
	100%			2056	**	5	\$5,900	
Alarm								
Security System								
No Component								
	50%							
Generic								
	50%			2033	**	1	\$37,300	
Fire/Smoke Detection								
No Component								
	50%							
Generic, Digital								
	50%			2033	**	1-3	\$63,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Electricity								
	1%			2054	**	1		
Interruptible Gas/Dual Fuel								
	99%			2054	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Hot Water Boiler	99%			2045	**	1	\$97,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								
Radiant Heater	1%			2036	**	2	\$900	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2050	**	4	\$14,800	
<b>Terminal Devices</b>								
Convactor/Radiator	50%			2045	**	1	\$32,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Peripheral Spaces Of The Building</i>								
<i>Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.</i>								
Unit Heater - Hot Water	10%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 6th Floor</i>								
<i>Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.</i>								
No Component	40%							
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2050	**	1		
<b>Conversion Equipment</b>								
Centrifugal, Elec Chiller	95%			2041	**	1	\$205,500	
No Component	5%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	30%			2054	**	4	\$4,400	
Ductwork/Diffusers	70%			LIFE	**	2	\$182,000	
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	95%			2036	**	1	\$117,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms Basement And 6th Floor</i>								
<i>Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.</i>								
Fan Coil - 2 Pipe	5%			2036	**	1	\$3,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.</i>								
<b>Heat Rejection</b>								
Water Cooling Tower	100%			2032	**	2	\$201,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th Floor, Outside</i>								
<i>Explanation : 2 Unites</i>								
<b>Ventilation</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$111,400	
Exhaust Fans								
Interior	10%			2036	**	2	\$600	
Roof	90%			2036	**	2	\$5,500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater								
Gas Fired	100%			2027	\$120,800	2	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Capacity 300 Gallons Each.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2038	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room And Water Meter Room</i>								
<i>Explanation : 3 Water Main Services Each With Back Flow Preventer.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : L L - 4, L L - 5, L L - 6</i>								
<i>Explanation : 6 Units. 1 Unit From L L - 6, 4 Units From L L - 5, 1 Unit From L L - 4.</i>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$104,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
<i>Explanation : 2 Main Stair Cases Have Stand Pipe System.</i>								
Sprinkler								
Generic	100%			2054	**	1-2	\$56,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.</i>								
Fire Pump								
Generic	100%			2041	**	1	\$37,300	

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND CRIMINAL COURT  
**Address** : 67 TARGEE STREET BTWN: PURROY ST. - FREAN ST.  
**Borough** : STATEN ISLAND **Agency's Number** : 310-504  
**Program / Asset #** : DGS0039.000 / 4165 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 21,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 08-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 542 **Lot** : 9 **BIN** : 5014078

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$755,200	\$44,900
Interior Architecture	\$79,400	\$144,600
Electrical	\$257,400	\$169,300
Mechanical	\$114,000	\$519,300
<b>Total</b>	<b>\$1,206,100</b>	<b>\$878,100</b>
Importance Code A	\$755,200	\$44,900
Importance Code B	\$450,800	\$833,300
<b>Total</b>	<b>\$1,206,100</b>	<b>\$878,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$15,600			
Interior Architecture	\$34,000	\$50,000		\$4,200
Electrical	\$6,900	\$400	\$400	\$14,300
Mechanical	\$42,600	\$3,400	\$3,500	\$2,900
<b>Total</b>	<b>\$99,100</b>	<b>\$53,800</b>	<b>\$3,900</b>	<b>\$21,400</b>
Importance Code A	\$18,000	\$2,100	\$2,100	\$2,100
Importance Code B	\$56,200	\$51,700	\$1,700	\$19,300
Importance Code C	\$24,900			
<b>Total</b>	<b>\$99,100</b>	<b>\$53,800</b>	<b>\$3,900</b>	<b>\$21,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	90%	Now	\$429,800	LIFE	**	5	\$44,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor Level At South Facade, East Facade, West Facade</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor Window Lintels At Southeast And West Sides</i>								
Masonry: Limestone	10%	0-2	\$64,000	LIFE	**	5	\$3,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<b>Windows</b>								
Aluminum	100%	Now	\$40,100	2042	**	5	\$2,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	90%	Now	\$67,700	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Inside Face</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : North Facade, South Facade, East Facade, West Facade</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Inside Face</i>								
Masonry: Limestone	10%	Now	\$8,200	LIFE	**	5	\$300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Built-Up (BUR)	90%	Now	\$153,700	2031	**			
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
<i>Ponding, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Main Entrance</i>								
Copper/Terne	10%			2041	**	10	\$7,400	
<b>Interior</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	10%			2022	\$48,200	3	\$5,400	
Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
Mosaic Tile	5%			2039	**	5	\$4,500	
Marble Panels	5%			LIFE	**	5	\$1,300	
Terrazzo	25%			LIFE	**	5	\$7,000	
Vinyl Tile	45%	0-2	\$7,200	2026	\$144,600	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	0-2	\$5,400	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2035	**	5	\$2,000	
Masonry: Brick	5%	Now	\$8,400	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	0-2	\$11,200	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Wood	10%			LIFE	**	5	\$16,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2031	**	5	\$3,600	
Exposed Concrete	10%			LIFE	**	5	\$600	
Plaster	80%	Now	\$79,400	LIFE	**	5	\$17,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2026	\$5,100	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$77,500	5	\$600	
<b>Raceway</b>								
Conduit	100%			2026	\$37,300	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2025	\$1,600	5		
Molded Case Bkrs	95%			2025	\$30,000	5	\$500	
Wiring								
Thermoplastic	100%			2026	\$54,400	1		
Motor Controllers								
Locally Mounted	100%			2024	\$59,400	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$74,800	10	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	70%			2034	**	10	\$13,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2021	\$37,400	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Court Room, Lobby And 1st Floor</i>						
Egress Lighting								
Emergency, Battery	50%			2026	\$15,300	10	\$2,600	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	100%			2021	\$85,900	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$34,400	1	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2036	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2043	* *	1	\$21,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2026	\$360,500	4	\$1,600	
Terminal Devices Convactor/Radiator	100%			2024	\$114,000	1	\$6,900	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$5,200	2031	* *	2	\$300	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : 1 Of 3 Units Not Working In The Court Rooms</i>								
<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : 3 Units, Court Rooms</i>								
Window/Wall Unit	70%			2021	\$31,100	1		
<b>Ventilation</b>								
Distribution Ductwork/Diffusers No Component	30%			LIFE	* *	2-5	\$3,600	
Exhaust Fans Roof No Component	30%			2026	\$10,600	2	\$200	
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2026	\$158,800	1		
Water Heater Gas Fired	100%			2025	\$13,000	2	\$300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 74 Gal</i>								
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2021	\$3,200	4	\$700	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND FAMILY COURT  
**Address** : 100 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0049.000 / 13692 **Yr Built/Renovated** : 1931 /  
**Area Sq Ft** : 10,800 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 9 **Lot** : 22 **BIN** : 5000090

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,868,000	\$575,300
Interior Architecture		\$152,800
Electrical		\$247,300
Mechanical		\$200,500
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,175,900</b>
Importance Code A	\$1,868,000	\$575,300
Importance Code B		\$600,600
<b>Total</b>	<b>\$1,868,000</b>	<b>\$1,175,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$2,300
Interior Architecture	\$900	\$2,000	\$2,400	\$20,500
Electrical	\$5,200	\$200	\$17,400	\$100
Mechanical	\$13,500	\$1,700	\$2,500	\$1,700
<b>Total</b>	<b>\$19,700</b>	<b>\$3,900</b>	<b>\$22,200</b>	<b>\$24,500</b>
Importance Code A	\$1,100	\$1,100	\$1,200	\$3,300
Importance Code B	\$18,600	\$2,800	\$21,000	\$21,200
Importance Code C				
<b>Total</b>	<b>\$19,700</b>	<b>\$3,900</b>	<b>\$22,200</b>	<b>\$24,500</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	100%	Now	\$1,868,000	LIFE	**	5	\$389,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Windows								
Aluminum	100%			2044	**	5	\$4,500	
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$700	
Not Accessible	70%							
Roof								
Modified Bitumen	40%			2028	\$185,700	10	\$11,900	
Not Accessible	60%							
Interior								
Floors								
Carpet	5%			2024	\$19,800	3	\$2,700	
Cast in Place Concrete	7%			LIFE	**	5	\$4,100	
Ceramic Tile	2%			2031	**	5	\$500	
Marble Panels	3%			LIFE	**	5	\$600	
Quarry Tile	5%			2033	**	5	\$2,000	
Terrazzo	20%			LIFE	**	5	\$4,200	
Vinyl Tile	58%			2028	\$152,800	3	\$5,900	
Interior Walls								
Concrete Masonry Unit	15%			LIFE	**	5	\$2,400	
Masonry: Brick	15%			LIFE	**			
Plaster	60%			LIFE	**	5	\$7,300	
Wood	10%			LIFE	**	5	\$16,200	
Ceilings								
AcousTileSusp.Lay-In	10%			2033	**	5	\$2,700	
Exposed Concrete	10%			LIFE	**	5	\$400	
Plaster	80%			LIFE	**	5	\$13,500	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2048	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Cast in Place Concrete	20%			2033	**			
Pavers/Stone	80%			2031	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2028	\$2,900	5	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 350 Amperes</i>						
<hr/>								
Raceway								
Conduit	90%			2028	\$14,400	1		
Conduit	10%			2038	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	90%			2027	\$30,900	5	\$300	
Molded Case Bkrs	10%			2036	**	5		
<hr/>								
Wiring								
Braided Cloth	25%	2-4	\$5,000	2053	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Throughout</i>						
Thermoplastic	75%			2038	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2026	\$43,000	5	\$100	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Not Accessible	100%							
<hr/>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	100%			2028	\$204,200	10	\$9,900	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2023	\$8,400	10	\$1,300	
Exit, Battery	50%			2023	\$7,100	10	\$400	
<hr/>								
Exterior Lighting								
HID	50%			2028	\$23,500	10		
No Component	50%							
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2028	\$11,300	1	\$1,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Lobby, Waiting Room And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2038	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Conversion Equipment Steam Boiler	100%			2041	**	1	\$10,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution Steam Piping/Pump	100%			2028	\$51,500			
Terminal Devices Convactor/Radiator	100%			2026	\$62,300	1	\$3,500	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2036	**	1		
Conversion Equipment Window/Wall Unit No Component	50%			2021	\$12,100	1		
Distribution Ductwork/Diffusers No Component	15%			LIFE	**	2	\$2,100	
Terminal Devices No Component Not Accessible	85%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : Air Handling Unit In One Of The Locked Rooms. It Serves The Offices In The Basement.</i>								
Heat Rejection Air Cooled Condenser Unit	15%			2028	\$1,800	2	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Rear Of The Building</i>								
<i>Explanation : 1 Unit</i>								
No Component	85%							
<b>Ventilation</b>								
Distribution Ductwork/Diffusers No Component	10%			LIFE	**	2-5	\$600	
Exhaust Fans Wall Unit No Component	10%			2023	\$400	2		
<b>Plumbing</b>								
H/C Water Piping Brass/Copper	100%			2028	\$86,700	1		
Water Heater Gas Fired	100%			2026	\$7,100	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	**	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND SUPREME COURT  
**Address** : 18 RICHMOND TERRACE @ SCHUYLER ST.  
**Borough** : STATEN ISLAND      **Agency's Number** : 312-502  
**Program / Asset #** : DGS0032.000 / 2042      **Yr Built/Renovated** : 1919 /  
**Area Sq Ft** : 63,200      **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-Jul-2017      **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,4  
**Block** : 7      **Lot** : 12      **BIN** : 5000064

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$139,400	\$143,100
Interior Architecture	\$107,300	\$107,000
Electrical	\$179,300	\$1,065,100
Mechanical	\$99,300	\$857,900
Site Pavements	\$230,400	
<b>Total</b>	<b>\$755,600</b>	<b>\$2,173,100</b>
Importance Code A	\$139,400	\$143,100
Importance Code B	\$385,800	\$2,030,000
Importance Code C	\$230,400	
<b>Total</b>	<b>\$755,600</b>	<b>\$2,173,100</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture				\$6,600
Interior Architecture	\$19,700	\$3,600	\$2,900	\$15,900
Electrical	\$6,700	\$5,600	\$12,700	\$8,100
Mechanical	\$5,300	\$7,000	\$21,000	\$7,000
Site Enclosure	\$8,600			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$48,200</b>	<b>\$24,100</b>	<b>\$44,500</b>	<b>\$45,400</b>
Importance Code A			\$200	\$6,600
Importance Code B	\$35,800	\$24,100	\$44,300	\$38,800
Importance Code C	\$12,500			
<b>Total</b>	<b>\$48,200</b>	<b>\$24,100</b>	<b>\$44,500</b>	<b>\$45,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Limestone	100%			LIFE	**	5	\$96,900	
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Pigeon Netting Missing</i>								
<b>Windows</b>								
Aluminum	90%			2044	**	5	\$13,200	
Wood	10%	Now	\$47,300	2053	**	5	\$7,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Has Original Wood Casement Windows</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 3rd Floor Casement Windows</i>								
<b>Parapets</b>								
Masonry: Limestone	100%			LIFE	**	5	\$9,900	
<b>Roof</b>								
Metal Panel	85%			2033	**	10	\$92,100	
Modified Bitumen	5%			2028		10	\$3,000	
Skylight, Metal/Glass	10%			2048	**	10	\$19,700	
<b>Soffits</b>								
Masonry: Limestone	100%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%			2027		3	\$46,200	
Cast in Place Concrete	5%			LIFE	**	5	\$12,600	
Ceramic Tile	5%			2037	**	5	\$5,800	
Marble Panels	15%			LIFE	**	5	\$13,000	
Terrazzo	20%			LIFE	**	5	\$18,100	
Vinyl Tile	30%			2033	**	3	\$17,300	
Vinyl Tile	5%			2028		3	\$2,200	
<b>Interior Walls</b>								
Cast in Place Concrete	4%			LIFE	**			
Cast in Place Concrete	1%	0-2	\$2,700	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Room B10-b S Water Infiltration At Heavy Rains</i>								
Cast Stone/Terra Cotta	10%			LIFE	**			
Ceramic Tile	3%			2031	**	5	\$2,200	
Masonry: Brick	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$2,200	
Plaster	55%			LIFE	**	5	\$12,300	
SGFT/Glazed Masonry	2%			LIFE	**			
Wood	10%			LIFE	**	5	\$29,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
Interior									
Ceilings									
AcousTileConcealSpLn	10%	0-2	\$64,500	2041	**	5	\$7,200		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Basement</i>									
AcousTileSusp.Lay-In	5%			2033	**	5	\$5,800		
Exposed Concrete	5%	Now	\$42,800	LIFE	**	5	\$900		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location :</i>									
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Basement Storage Room</i>									
Glass: Susp Panels	10%			LIFE	**				
Plaster	15%			LIFE	**	5	\$10,800		
Plaster	55%			LIFE	**	5	\$39,700		
Site Enclosure									
Fence/Gates									
Iron Picket	100%			2048	**				
Free Standing Walls									
Concrete Masonry Unit	100%	4+	\$8,600	2038	**				
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>									
<i>Location : Baluster Along Southeast Walls Missing</i>									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	**				
On-Site Walkways									
Cast in Place Concrete	25%	0-2	\$74,300	2041	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Northwest Area Along Building (Schuyler Street)</i>									
Pavers/Stone	25%	Now	\$156,100	2037	**				
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs At Schuyler Street and Richmond Corner</i>									
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs</i>									
<i>Spalling, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Entrance Stairs</i>									
Pavers/Stone	50%			2031	**				

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
	Air Circuit Breaker	100%			2048	**	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker Rated At 4000 Amperes</i>								
<b>Switchgear / Switchboard</b>								
	Molded Case Bkrs	100%			2054	**	5	\$1,700
<b>Raceway</b>								
	Conduit	100%			2048	**	1	
<b>Panelboards</b>								
	Molded Case Bkrs	100%			2044	**	5	\$1,700
<b>Wiring</b>								
	Thermoplastic	100%			2048	**	1	
<b>Motor Controllers</b>								
	Locally Mounted	100%			2041	**	5	\$400
<b>Ground</b>								
<b>Grounding Devices</b>								
	Generic	100%			LIFE	**	5	\$900
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
	Automatic	100%			2045	**	1	\$19,400
<b>Lighting</b>								
<b>Interior Lighting</b>								
	Fluorescent	85%			2028	\$1,015,800	10	\$49,300
<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Fluorescent	10%			2023	\$119,500	10	\$5,800
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Incandescent	5%			2023	\$59,800	2	\$100
<b>Egress Lighting</b>								
	Emergency, Service	50%			2033	**	1	
	Exit, Service	50%			2033	**	1	
<b>Exterior Lighting</b>								
	HID	100%			2033	**	10	\$200
<b>Lightning Protection</b>								
<b>Arresters/Cabling</b>								
	Generic	100%			2043	**	5	\$1,900
<b>Alarm</b>								
<b>Security System</b>								
	No Component	50%						
	Generic	50%			2033	**	1	\$11,800
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

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

**Alarm**

## Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2033

\* \*

1-3

\$28,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

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

**Heating**

## Energy Source

Plant Campus Steam /  
PRV

100%

2038

\* \*

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Steam Provided From Adjacent Borough Hall Building*

## Distribution

Steam Piping/Pump

100%

2038

\* \*

## Terminal Devices

Convector/Radiator

100%

2026

\$364,500

1

\$20,400

**Air Conditioning**

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Window/Wall Unit

70%

2023

\$99,300

1

No Component

30%

## Distribution

Ductwork/Diffusers

30%

LIFE

\* \*

2

\$24,700

No Component

70%

## Terminal Devices

Air Handler/Dir

30%

2033

\* \*

1

Expansion

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic, Mezzanine And Corrections Area**Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Corrections Area (Holding Area).*

No Component

70%

## Heat Rejection

Air Cooled Condenser  
Unit

30%

2028

\$28,800

2

\$13,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Courtyard**Explanation : 3 Units In Courtyard. 8 Units On The Roof.*

No Component

70%

**Ventilation**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$10,600
	No Component	70%						
<b>Exhaust Fans</b>								
	Interior	20%			2028	\$48,400	2	\$400
	Roof	10%			2028	\$11,300	2	\$200
	Wall Unit	1%			2028	\$200	2	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corrections Area Water Main Service Room</i>					
			<i>Explanation : 1 Unit.</i>					
	No Component	69%						
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	70%			2028	\$355,300	1	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.</i>					
	Galvanized Steel	30%			2026	\$89,600	1	
<b>Water Heater</b>								
	Electric	1%			2026	\$600	4	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Attic</i>					
			<i>Explanation : 1 Small Unit Serving One Bathroom Only.</i>					
	No Component	99%						
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	99%			LIFE	**	1	
	Cast Iron	1%	Now	\$1,400	LIFE	**	1	
			<i>Cracked, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Custodian Supply Room B10-b</i>					
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement Custodian Supply Room B10-b</i>					
			<i>Explanation : Cracked And Leaky Pipe - 10 LF</i>					
<b>Backflow Preventer</b>								
	Generic	100%			2033	**	1	\$3,900
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Corrections Area Water Main Service Room.</i>					
			<i>Explanation : 2 Water Main Services With 2 Back Flow Preventer.</i>					
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Geared Traction	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 3rd Floor</i>					
			<i>Explanation : 2 Units</i>					

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Fire Suppression	Standpipe							
	Generic	100%			2038	**	1-5	\$31,900
	Sprinkler							
	No Component	75%						
	Generic	25%			2038	**	1-2	\$4,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Sprinkler System Only In Basement.</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : SUN BUILDING  
**Address** : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-146  
**Program / Asset #** : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002  
**Area Sq Ft** : 294,218 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Nov-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4,7,Ph  
**Block** : 153 **Lot** : 1 **BIN** : 1079215

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$471,700	\$1,574,400
Interior Architecture	\$1,909,000	\$2,295,300
Electrical		\$532,900
Mechanical	\$1,275,800	\$1,517,100
<b>Total</b>	<b>\$3,656,500</b>	<b>\$5,919,800</b>
Importance Code A	\$471,700	\$1,574,400
Importance Code B	\$2,275,400	\$4,204,200
Importance Code C	\$909,400	\$141,200
<b>Total</b>	<b>\$3,656,500</b>	<b>\$5,919,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$61,700		\$7,400	
Interior Architecture	\$294,100		\$11,000	\$66,100
Electrical	\$48,900	\$25,900	\$31,000	\$27,700
Mechanical	\$158,900	\$81,700	\$163,400	\$69,400
Site Pavements	\$11,700			
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$616,700</b>	<b>\$149,100</b>	<b>\$254,200</b>	<b>\$204,600</b>
Importance Code A	\$61,700		\$10,900	
Importance Code B	\$539,500	\$149,100	\$243,300	\$204,600
Importance Code C	\$15,500			
<b>Total</b>	<b>\$616,700</b>	<b>\$149,100</b>	<b>\$254,200</b>	<b>\$204,600</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	0-2	\$22,700	LIFE		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Storefront Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Storefront Facades</i>								
Copper/Terne	8%	Now	\$86,900	2050		**		
<i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Courtyard Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 6th And 7th Floors</i>								
<i>Explanation : Located In Interior Courtyard</i>								
Fiberglass Panel	2%			2043		**	5	\$14,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Masonry: Brick	10%			LIFE		**	5	\$39,600
<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Marble	71%			LIFE		**	5	\$211,100
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Above Storefront, All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>								
Metal Panel	3%			2050		**	5-10	\$40,900
<i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reade Street Elevation</i>								
<i>Explanation : Basement Windows</i>								
Metal Coiling Doors	3%			2035		**	5	\$18,600
Windows								
Aluminum	2%			2046		**	5	\$1,200
Metal Louvers	3%			2039		**	10	\$11,500
Steel	3%			2046		**	5	\$23,000
Wood	92%	0-2	\$122,000	2046		**	5	\$282,100
<i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Window Casings - Exterior Facades</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	10%			LIFE	**	5-10	\$8,300	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>						
Metal Cornice	15%			2065	**	10	\$5,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i>						
Metal Panel	5%			2050	**	5	\$2,300	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Metal Rail	60%			2043	**	5-10	\$131,300	
Metal Rail	10%			2035	**	5-10	\$21,900	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Roof								
Copper/Terne	15%			2045	**	10	\$34,200	
		<i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Modified Bitumen	75%			2030	\$1,066,800	10	\$68,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Repair In Progress</i>						
Skylight, Metal/Glass	10%	Now	\$77,400	2050	**			
		<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Stair On 7th Floor</i>						
Soffits								
Not Accessible	100%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Scaffolding Does Not Allow Observation</i>						
Interior								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	20%	Now	\$258,600	2029	\$1,293,100	3	\$132,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
Cast in Place Concrete	10%	Now	\$158,000	LIFE	**	5	\$96,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sub-basement / Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Sub-basement / Basement</i>								
Ceramic Tile	5%			2033	**	5	\$22,000	
Marble Panels	5%	0-2	\$229,400	LIFE	**	5	\$16,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Corridors And Lobby</i>								
Terrazzo	15%			LIFE	**	5	\$103,200	
Vinyl Tile	40%	Now	\$344,600	2030	\$1,722,800	3	\$66,100	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices At 3rd And 4th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Offices At 3rd And 4th Floor</i>								
Wood	5%	2-4	\$41,800	2045	**	5	\$20,600	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Office On 3rd Floor</i>								
Interior Walls								
Cast in Place Concrete	2%	Now	\$228,300	LIFE	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room, Sublevel Garage</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Sidewalk Vault</i>								
<i>Explanation : Corrosion On Steel Columns</i>								
Glazed Ceramic Panel	20%			LIFE	**	10	\$70,600	
Gypsum Board	60%			LIFE	**	5-10	\$400,000	
Masonry: Brick	10%	Now	\$351,700	LIFE	**			
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>								
Plaster	5%	Now	\$9,000	LIFE	**	5	\$5,900	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Corridor Outside Chief Engineer Office</i>								
Plaster	3%			LIFE	**	5-10	\$10,000	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%			2035	**	5	\$66,100	
AcousTileSusp.Lay-In	55%			2035	**	5	\$242,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Offices At 3rd And 4th Floors</i>								
Exposed Concrete	10%	Now	\$81,500	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Chiller Room</i>								
Masonry:Vault Struct	5%	Now	\$92,700	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vault Under Sidewalk - Reade Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sidewalk Vault - Reade Street</i>								
Plaster	15%	Now	\$19,900	LIFE	**	5	\$41,300	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor Leading To Loading Docks</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	4+	\$11,700	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2050	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch.</i>								
<b>Transformers</b>								
Dry Type	100%			2043	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Three 45 Kilovolt-amperes 208 High Voltage - 208/120 Low Voltage</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	60%			2050	**	5	\$800	
Molded Case Bkrs	40%			2050	**	5	\$3,100	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
Raceway								
	Conduit	60%			2050	**	1	
	Conduit	40%			2030	\$290,100	1	
Panelboards								
	Molded Case Bkrs	100%			2046	**	5	\$7,700
Wiring								
	Thermoplastic	100%			2050	**	1	
Motor Controllers								
	Locally Mounted	70%			2043	**	5	\$1,400
	Variable Frequency Drive	30%			2043	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Engineers Office</i>								
<i>Explanation : Most Of The Controllers Are Monitored By Building Management System</i>								
<b>Ground</b>								
Grounding Devices								
	Not Accessible	100%						
<b>Stand-by Power</b>								
Transfer Switches								
	Automatic	100%			2043	**	1	\$90,500
Generators								
	Diesel	100%			2039	**	1	\$113,900
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Sub-basement</i>								
<i>Explanation : One 450 Kilowatt</i>								
Batteries								
	Lead/Acid	100%			2024	\$1,700	5	\$10,900
Fuel Storage								
	Day Tank	50%			2046	**	5	\$27,300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room Sub-basement</i>								
<i>Explanation : The Tank Capacity Is 125 Gallons.</i>								
	Main Tank	50%			2058	**	5	\$4,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : The Tank Is Rated 550 Gallons.</i>								
<b>Lighting</b>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	80%			2035	**	10	\$215,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	**	10	\$27,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
LED	10%			2038	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Garage</i>								
<i>Explanation : New LED Lights Have Been Installed In The Garage Area.</i>								
<b>Egress Lighting</b>								
Emergency, Service	60%			2035	**	1		
Exit, LED	40%			2058	**	1		
<b>Exterior Lighting</b>								
HID	100%			2035	**	10	\$900	
<b>Alarm</b>								
<b>Security System</b>								
No Component	95%							
Generic	5%			2035	**	1	\$5,500	
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$54,400	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Utility Steam	98%			2050	**	1		
Electricity	2%			2050	**	1		
<b>Conversion Equipment</b>								
Heat Exchanger, Shell & Tube	60%			2039	**			
Pres. Reducing Valve/LP Steam	40%			2033	**	5	\$7,000	
<b>Distribution</b>								
Hot Wtr Piping/Pump	80%			2046	**	4	\$17,400	
Hot Wtr Piping/Pump	10%	Now	\$4,900	2046	**	4	\$1,500	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Central Plant Steam Piping/Pmp	10%			2040	**	4	\$1,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Terminal Devices								
	Unit Heater - Steam	2%			2035	* *	4	\$500
	No Component	80%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under Air Conditioning</i>								
	No Component	18%						
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Rooms On Each Floor</i>								
<i>Explanation : Air Handlers Are Covered Under Air Conditioning System</i>								
<b>Air Conditioning</b>								
Energy Source								
	Electricity	100%			2046	* *	1	
Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2033	* *	1	\$318,400
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2050	* *	4	\$21,800
Terminal Devices								
	Air Handler/Cool/Ht	20%			2035	* *	1	\$36,400
	Fan Coil - 4 Pipe	80%			2035	* *	1	\$76,000
Heat Rejection								
	Water Cooling Tower	100%			2024	\$1,202,900	2	\$296,100
<b>Ventilation</b>								
Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$259,800
Exhaust Fans								
	Interior	80%			2030	\$902,200	2	\$7,200
	Roof	20%			2030	\$105,300	2	\$1,800
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	25%			2040	* *	1	
	Galvanized Steel	75%			2035	* *	1	
Water Heater								
	Electric	100%			2025	\$279,200	4	\$2,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Multiple Units Range From 6 To 50 Gallons Each.</i>								
HW Heat Exchanger								
	No Component	80%						
	No Component	20%						

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Plumbing</b>								
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	90%			LIFE	**	1	
	Cast Iron	10%	Now	\$6,600	LIFE	**	1	
<i>Broken, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Sump Pump(s)	Submersible	100%			2023	\$10,700	4	\$9,300
Backflow Preventer	Generic	100%			2030	\$80,600	1	\$18,000
Fixtures	Generic	100%						
<b>Vertical Transport</b>								
Elevators	Geared Traction	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Freight Unit From Sub-basement to 8th Floor, Passenger Unit From 1st to 7th Floor</i>								
<i>Explanation : One Freight Unit And 5 Passenger Units</i>								
<b>Fire Suppression</b>								
Standpipe	Generic	100%			2050	**	1-5	\$148,300
Sprinkler	Generic	100%			2050	**	1-2	\$82,400
Fire Pump	Generic	100%			2039	**	1	\$54,900

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : SURROGATE'S COURT MUNICIPAL ARCHIVES  
**Address** : 31 CHAMBERS STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-105  
**Program / Asset #** : DGS0007.000 / 2052 **Yr Built/Renovated** : 1899 / 2010  
**Area Sq Ft** : 202,210 **Project Type** : REAL PROPERTY  
**Date of Survey** : 09-Oct-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,7,8,Mez  
**Block** : 153 **Lot** : 24 **BIN** : 1001670

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$3,495,000	\$763,900
Interior Architecture	\$2,991,700	\$629,100
Electrical	\$730,100	\$5,994,900
Mechanical	\$177,100	\$1,754,900
<b>Total</b>	<b>\$7,393,800</b>	<b>\$9,142,800</b>
Importance Code A	\$3,495,000	\$854,300
Importance Code B	\$2,128,200	\$8,136,500
Importance Code C	\$1,770,700	\$152,100
<b>Total</b>	<b>\$7,393,800</b>	<b>\$9,142,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$24,100			
Interior Architecture	\$66,500		\$18,600	\$26,200
Electrical	\$55,500	\$7,900	\$10,000	\$12,200
Mechanical	\$71,800	\$35,900	\$44,500	\$39,600
Site Pavements	\$30,700			
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
<b>Total</b>	<b>\$288,100</b>	<b>\$83,300</b>	<b>\$112,600</b>	<b>\$117,400</b>
Importance Code A	\$24,100		\$4,800	
Importance Code B	\$244,000	\$83,300	\$107,800	\$106,400
Importance Code C	\$20,000			\$11,000
<b>Total</b>	<b>\$288,100</b>	<b>\$83,300</b>	<b>\$112,600</b>	<b>\$117,400</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2065	**	10	\$29,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : At 7th Floor</i>								
<i>Explanation : Copper Detailing Is At 7th Floor And Above</i>								
Masonry: Granite	72%	0-2	\$501,100	LIFE	**	5	\$135,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Elements - Interior Courtyard</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 85%</i>								
<i>Location : All Exterior Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Interior Courtyard</i>								
Masonry: Granite	23%			LIFE	**	5	\$86,500	
Windows								
Wood	100%	Now	\$2,875,300	2055	**	5	\$332,300	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Locations</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout.</i>								
Parapets								
Masonry: Granite	40%			LIFE	**	5-10	\$82,900	
Metal Panel	60%			2040	**	5	\$34,900	
Roof								
Copper/Terne	5%	Now	\$2,200	2058	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%</i>								
<i>Location : 6th Floor Cornice</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 5th Floor Courtrooms From 6th Floor Cornice</i>								
Metal Panel	3%	Now	\$1,800	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 7th Floor Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 7th Floor Records Room</i>								
<i>Explanation : Dormer Windows</i>								
Modified Bitumen	30%	2-4	\$4,200	2025			\$212,100	
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	27%			2050	**	10	\$40,800	
Slate	35%			LIFE	**	10	\$15,900	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
<b>Soffits</b>								
Masonry: Granite	70%			LIFE	**	5		
Pre-Cast Concrete	30%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%	Now	\$44,400	2026	\$222,200	3	\$22,700	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Judges Chamber 510</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$132,400	
Ceramic Tile	5%			2039	**	5	\$15,100	
Mosaic Tile	35%	0-2	\$546,700	2035	**	5	\$132,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd - 5th Floor Lobbies</i>								
Marble Panels	15%	2-4	\$236,500	LIFE	**	5	\$34,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stair Treads, Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Treads, Various Locations</i>								
Terrazzo	15%	2-4	\$121,400	LIFE	**	5	\$35,500	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : 8th Floor Hallway.</i>								
Vinyl Tile	15%			2038	**	3	\$17,000	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$22,000	
Masonry: Brick	10%	Now	\$411,900	LIFE	**			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Wall Along Center Street</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement Wall Along Center Street</i>								
Metal Panel	5%			LIFE	**	10	\$16,500	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Radiator Covers Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Radiator Covers Throughout</i>								
<i>Explanation : Radiator Covers Are Un-supported And Not Installed</i>								
Marble Panels	13%	Now	\$1,051,100	LIFE	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Decorative Treatments At Doors - 1st Floor And Basement Level</i>								
Plaster	17%	Now	\$97,400	LIFE	**	5	\$37,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>								
Plaster	52%			LIFE	**	5-10	\$324,800	
Ceilings								
AcousTile,Adhered	5%	4+	\$5,500	2035	**	5	\$13,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Office</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$25,900	
Mosaic Tile	5%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : 1st Floor Elevator Lobby</i>								
<i>Explanation : Under Repair, Scaffolding In Place.</i>								
Plaster	20%	Now	\$35,100	LIFE	**	5	\$64,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 5th Floor Court Room Ceiling</i>								
Plaster	55%	Now	\$215,200	LIFE	**	5	\$178,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Sub-basement Ceiling</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 7th Floor Storage And Toilets</i>								
Under Construction	10%							
Site Enclosure								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2050

\*\*

*Deteriorated Finish, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Retaining Walls

Masonry: Fieldstone

100%

2040

\*\*

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Area Ways Throughout*  
*Explanation : Material Is Granite*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

Now

\$27,200

2035

\*\*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Elk And Reade Streets*

On-Site Walkways

Masonry: Granite

100%

Now

\$3,500

LIFE

\*\*

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*  
*Location : Entrance Stairs*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2030

\$63,300

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub-basement Electrical Room*  
*Explanation : There Are Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.*

Fused Disc Sw

30%

2030

\$27,100

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Electrical Room*  
*Explanation : There Is One 1,600 Ampere Main Disconnect Switch In Satisfactory Condition.*

Transformers

Dry Type

100%

2035

\*\*

5

\$700

Switchgear / Switchboard

Fused Disc Sw

80%

2030

\$314,800

5

\$700

Fused Knife Sw

20%

Now

\$78,700

2060

\*\*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub-basement*  
*Explanation : Obsolete Switchboard Equipment.*

Raceway

Conduit

10%

2050

\*\*

1

Conduit

90%

2030

\$403,900

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2029	\$20,600	5	\$200	
Molded Case Bkrs	10%			2046	**	5	\$500	
Molded Case Bkrs	85%			2029	\$350,800	5	\$4,500	
Wiring								
Braided Cloth	80%	2-4	\$553,100	2055	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	30%	4+	\$12,900	2028	\$258,200	5	\$200	
<i>Cracked Case, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
Motor Control Center	65%			2028	\$529,800	5	\$3,600	
Variable Frequency Drive	5%			2047	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Custodian Engineer Office</i>								
<i>Explanation : All Controllers Monitored By Building Management System</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,900	
Lighting								
Interior Lighting								
Fluorescent	53%			2025	\$2,026,500	10	\$98,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Lamp T-12</i>								
Fluorescent	8%			2038	**	10	\$14,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	7%			2030	\$267,700	10	\$13,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Books Storage Area And Corridors.</i>								
Incandescent	30%			2035	**	2	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : Court Rooms, Corridors And Lobby</i>								
<i>Explanation : There Are Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors.</i>								
LED	2%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Room 105</i>								
<i>Explanation : LED Observed</i>								
Egress Lighting								
Emergency, Battery	60%			2025	\$188,200	10	\$29,300	
Exit, Service	40%			2025	\$31,000	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Exterior Lighting Incandescent	20%			2025	\$149,100	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : 8 (Pole Mounting Type)</i>								
No Component	80%							
<b>Alarm</b>								
Security System No Component	70%							
Generic	30%			2030	\$211,100	1	\$22,700	
Fire/Smoke Detection No Component	50%							
Generic, Digital	50%			2030	\$1,204,500	1-3	\$64,200	
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source Utility Steam	80%			2040	**	1		
HTHW/HW	20%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 2nd Floor And 5th Floor</i>								
<i>Explanation : Hot Water Supplied From Nearby Building On Centre Street</i>								
Conversion Equipment Pres. Reducing Valve/LP Steam	80%			2033	**	5	\$9,600	
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.</i>								
No Component	10%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Basement, 2nd Floor And 5th Floor</i>								
<i>Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	20%			2038	**	4	\$3,000	
Central Plant Steam Piping/Pmp	80%			2040	**	4	\$8,000	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	5%			2035	**	1	\$6,300	
Air Handler	10%			2025	\$275,700	1	\$12,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Sub-basement</i>								
Convector/Radiator	80%			2035	**	1	\$52,300	
Fan Coil Unit/Heat	5%			2035	**	1	\$3,300	
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	20%			2040	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : From Centre Street Building</i>								
<i>Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place</i>								
Electricity	80%			2046	**	1		
<b>Conversion Equipment</b>								
Reciprocating Compr/Chiller	60%			2025	\$1,109,500	1	\$56,300	
<i>Not in Service, Extent : Light, Area Affected : 5%</i>								
<i>Location : Sub-basement, Chilled Water Is Presently Being Provided From One Centre Street</i>								
<i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Exterior Pkg Unit - Cooling	2%			2030	\$35,300	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : Roof</i>								
<i>Explanation : Unit Feeding Partial 8th Floor</i>								
Window/Wall Unit	20%			2023	\$90,800	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Equipment Serviced By Others</i>								
No Component	18%							
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	30%			2050	**	4	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Sub-basement To Roof</i>								
<i>Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps</i>								
No Component	70%							

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

Estimates are rounded to the nearest hundred dollars.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Heat Rejection</b>								
Water Cooling Tower	12%			2028	\$81,400	2	\$24,400	
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Cooling Tower Is Presently Not In Service</i>								
Water Cooling Tower	8%			2031	**	2	\$16,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Is Not In Service</i>								
No Component	80%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$178,500	
<b>Exhaust Fans</b>								
Roof	10%	0-2	\$36,200	2040	**	2	\$500	
<i>On Extended Life, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof</i>								
No Component	90%							
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<i>No Water Meter, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<b>HW Heat Exchanger</b>								
Steam Fired	100%			2040	**	4	\$20,000	
<b>Sanitary Piping</b>								
Cast Iron	5%			LIFE	**	1		
Cast Iron	95%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Storm Drain Piping</b>								
Cast Iron	95%			LIFE	**	1		
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast Iron	5%	Now	\$22,700	LIFE	**	1		
<i>Damaged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Sixth Floor, Probable Defective Roof Drains</i>								
<b>Sump Pump(s)</b>								
Submersible	100%			2021	\$7,400	4	\$6,400	
<b>Sewage Ejector(s)</b>								
Electric	100%			2030	\$62,700	4	\$12,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Duplex</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Fixtures							
	Generic	100%						
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vertical Transport	Elevators							
	Geared Traction	90%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 8th Floor</i>								
<i>Explanation : 4 Units</i>								
	Hydraulic	10%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement To 1st Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2040		**	1-5 \$102,000
	Sprinkler							
	No Component	99%						
	Generic	1%			2040		**	1-2 \$600
	Fire Pump							
	Generic	100%			2026	\$140,300	1	\$37,800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Workshop</i>								

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : TWEED COURT BUILDING TWEED ACADEMY (DOE)  
**Address** : 52 CHAMBERS STREET @ CITY HALL PARK  
**Borough** : MANHATTAN **Agency's Number** : 312-104  
**Program / Asset #** : DGS0009.000 / 2053 **Yr Built/Renovated** : 1871 / 2002  
**Area Sq Ft** : 156,692 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-May-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5MR  
**Block** : 122 **Lot** : 1 **BIN** : 1079146

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Exterior Architecture	\$1,836,000	\$299,400
Interior Architecture	\$269,900	\$221,500
Electrical	\$143,700	
Mechanical	\$346,600	\$2,577,400
Site Pavements	\$132,800	
<b>Total</b>	<b>\$2,729,000</b>	<b>\$3,098,300</b>
Importance Code A	\$1,836,000	\$299,400
Importance Code B	\$682,400	\$2,747,100
Importance Code C	\$210,600	\$51,800
<b>Total</b>	<b>\$2,729,000</b>	<b>\$3,098,300</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Exterior Architecture	\$12,700	\$22,400		\$3,000
Interior Architecture	\$35,800	\$53,500	\$12,300	\$14,700
Electrical	\$15,300	\$17,600	\$19,900	\$16,000
Mechanical	\$32,600	\$30,700	\$48,000	\$53,600
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$116,200</b>	<b>\$143,900</b>	<b>\$100,000</b>	<b>\$107,000</b>
Importance Code A	\$12,700	\$22,400	\$4,700	\$3,300
Importance Code B	\$103,500	\$121,500	\$88,900	\$103,700
Importance Code C			\$6,500	
<b>Total</b>	<b>\$116,200</b>	<b>\$143,900</b>	<b>\$100,000</b>	<b>\$107,000</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	2%	Now	\$55,100	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Wall To Basement</i>								
Masonry: Limestone	85%	2-4	\$941,200	LIFE	**	5	\$101,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal, Corrugated	2%			2049	**	1		
Metal Panel	1%			2049	**	5-10	\$10,900	
Granite Panels	10%	2-4	\$484,300	LIFE	**	5	\$11,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade And Cheek Walls Of Main Stairs</i>								
Windows								
Steel	20%			2037	**	5	\$94,400	
Wood	80%			2037	**	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$27,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Rail	5%			2042	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$12,700	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Sidewalk Over Steam Room In Basement</i>								
Metal, Corrugated	75%			2042	**	1		
Metal Panel	5%			2042	**	10	\$9,800	
Skylight, Metal/Glass	15%	Now	\$157,200	2049	**			
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Rotunda</i>								
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior								
Floors								
Carpet	25%			2025	\$860,900	3	\$87,900	
Cast in Place Concrete	10%	0-2	\$14,000	LIFE	**	5	\$51,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room And Basement</i>								
Ceramic Tile	5%			2038	**	5	\$11,700	
Glass Block	5%			2057	**	1		
Mosaic Tile	5%			2034	**	5	\$29,300	
Marble Panels	25%			LIFE	**	5	\$44,000	
Vinyl Tile	25%			2034	**	3	\$22,000	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Glass: Single Pane	5%			LIFE	**	5	\$9,700	
Masonry: Brick	25%			LIFE	**			
Masonry: Brick	5%	Now	\$116,200	LIFE	**			
<i>Efflorescence, Extent : Light, Area Affected : 50%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 5th Floor Mechanical Room</i>								
Granite Panels	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$7,800	
Plaster	35%			LIFE	**	5	\$27,200	
Wood	5%			LIFE	**	5	\$51,800	
Ceilings								
AcousTileSusp.Lay-In	15%			2042	**	5	\$33,700	
Exposed Concrete	5%	Now	\$41,600	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Steps At Main Entrance</i>								
<i>Explanation : Corroded Steel Angle</i>								
Exposed Struc: Steel	2%	Now	\$21,800	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Steam Room And Outside Trash Elevator</i>								
Exposed Struc: Steel	8%			LIFE	**			
Glass: Susp Panels	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$14,000	
Masonry: Infill Arch	5%	Now	\$47,300	LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Adjacent To Trash Elevator</i>								
Metal Panel	2%	Now	\$64,800	LIFE	**	5	\$5,600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Beneath Main Stairs</i>								
Plaster	53%			LIFE	**	5	\$74,500	
Site Enclosure								
Fence/Gates								
Chain Link	40%			2049	**			
Iron Picket	60%			2064	**			
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%	Now	\$38,400	2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Sidewalk Along Chambers Street</i>								
<i>Explanation : Loose Stone Panels</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

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

Site Pavements

On-Site Walkways

Pavers/Stone	80%			2038	**			
Pavers/Stone	20%	Now	\$94,400	2038	**			

*Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%*  
*Location : Front Stairs*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$700	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Main Service Switch Rated At 4000 Amperes*

Switchgear / Switchboard

Air Circuit Breaker	20%			2049	**	5	\$200	
Fused Disc Sw	80%			2049	**	5	\$500	

Raceway

Busway	5%			2042	**	1		
Conduit	95%			2049	**	1		

Panelboards

Molded Case Bkrs	100%			2045	**	5	\$4,100	
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Wiring

Busway	5%			2042	**	1		
Thermoplastic	95%			2049	**	1		

Motor Controllers

Locally Mounted	50%			2042	**	5	\$500	
Variable Frequency Drive	50%			2042	**			

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$2,300	
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Stand-by Power

Transfer Switches

Automatic	100%			2042	**	1	\$48,200	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building*

Generators

Diesel	100%			2038	**	1	\$60,700	
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*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Generator Room*  
*Explanation : Two 400 Kilowatt Generators. One Of Them Is Serving The City Hall Building*

Batteries

Lead/Acid	100%			2023		5	\$5,800	
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	**	5	\$14,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Two 100 Gallon Capacity</i>								
Main Tank	50%			2057	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2034	**	10	\$115,000	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Basement</i>								
Fluorescent	20%			2034	**	10	\$28,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby, Staircases And Receiving Room</i>								
Egress Lighting								
Emergency, Service	50%			2034	**	1		
Exit, LED	50%			2057	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$17,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$29,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i>								

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

Heating

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Utility Steam	30%			2039	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Steam From Con Edison</i>						
HTHW/HW	70%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : From One Centre Street Municipal Building</i>						
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2038	**	5	\$9,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Explanation : 2 Heat Exchangers</i>						
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$5,300	2051	**	4	\$7,700	
		<i>Other Observation, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Controls Malfunctioning</i>						
Terminal Devices								
Air Handler	60%			2029	\$1,424,300	1	\$58,100	
Fan Coil Unit/Heat	40%			2029	\$1,011,300	1	\$20,200	
<b>Air Conditioning</b>								
Energy Source								
District Chilled Water	100%			2049	**	1		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : From Adjacent One Centre Street - Municipal Building</i>						
Conversion Equipment								
Window/Wall Unit	2%			2024	\$7,000	1		
No Component	98%							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$7,700	
Terminal Devices								
Air Handler/Cool/Ht	80%			2029	\$30,300	1	\$77,500	
Fan Coil - 2 Pipe	20%			2029	\$12,800	1	\$10,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$77,800	LIFE	**	2-5	\$87,400	
		<i>Damaged, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement Steam Room</i>						
		<i>Other Observation, Extent : Severe, Area Affected : 5%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room</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.



**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**

**Asset # : 2053**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	100%			2034	**	2	\$4,800	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$103,000	2	\$2,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Two Units Temporary</i>					
HW Heat Exchanger								
Steam Fired	100%	Now	\$268,800	2059	**	4	\$15,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Replacement Project Planned</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	**	4	\$5,000	
Backflow Preventer								
Generic	100%			2034	**	1	\$9,600	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	90%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor</i>					
			<i>Explanation : Four Units</i>					
Hydraulic	10%			LIFE	**			
			<i>Other Observation, Extent : Severe, Area Affected : 10%</i>					
			<i>Location : Basement To Ground Floor</i>					
			<i>Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement</i>					
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2049	**	1-5	\$79,000	
<b>Sprinkler</b>								
No Component	40%							
Generic	60%			2049	**	1-2	\$26,300	
			<i>Other Observation, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement First Fourth Attic</i>					
			<i>Explanation : No Sprinkler For Second And Third Floors</i>					
<b>Fire Pump</b>								
Generic	100%			2038	**	1	\$29,300	

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.



**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
Deck								
	Concrete	50%			LIFE	**	5	\$6,200
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
	Not Accessible	50%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$400
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Piles and Bracing								
	Timber	15%			LIFE	**	4-5	\$4,500
	Not Accessible	85%						
Deck Elements								
Railing								
	Steel	100%			2027	\$324,100		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</i>								
Electrical								
Lighting Fixture								
	Incandescent	100%			2023			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Pier</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.

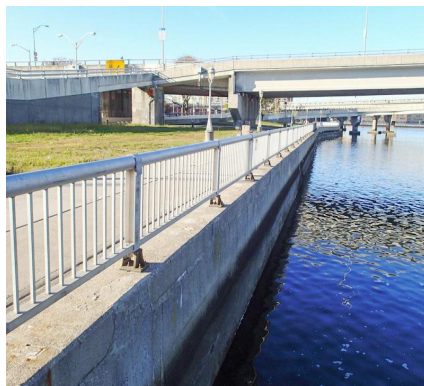
Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : CONCRETE BULKHEAD  
**Address** : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS001.000 / 14015 **Yr Built/Renovated** :  
**Linear Ft** : 1,376 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16109 **Lot** : 47 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads		\$532,500
<b>Total</b>		<b>\$532,500</b>
Importance Code B		\$532,500
<b>Total</b>		<b>\$532,500</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$56,000			
<b>Total</b>	<b>\$56,000</b>			
Importance Code A	\$29,400			
Importance Code B	\$26,700			
<b>Total</b>	<b>\$56,000</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.*

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CONCRETE BULKHEAD

Asset # : 14015

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	30%			LIFE	**	5	\$1,700
				<i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 10%</i>				
				<i>Location : Throughout</i>				
				<i>Spalling, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Below Cap</i>				
	Concrete	5%	4+	\$29,400	LIFE	**	5	\$300
				<i>Spalling, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : At 330, 520, 550, And 740 Feet From East</i>				
	Not Accessible	65%						
Backfill								
	Fill							
	Topsoil	5%	Now	\$15,700	2067	**		
				<i>Sinkhole, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Sinkhole 120 Feet From West End Of Bulkhead</i>				
	Not Accessible	95%						
Surface								
	Concrete	90%			2036	**	5	\$14,100
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Topsoil	5%			2025	\$3,900	5	\$300
	Topsoil	5%	Now	\$3,900	2027	\$3,900	5	\$200
				<i>Settlement, Extent : Severe, Area Affected : 25%</i>				
				<i>Location : Sinkhole 120 Feet From West End And Rodent Holes In Western 100 Feet</i>				
Deck Elements								
	Railing							
	Aluminum	100%			2025	\$532,500		

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

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

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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : GRAVITY RETAINING WALL  
**Address** : SE ABUTMENT OF CITY ISLAND BRDG SOUTH TO SEA SHORE PARKING LOT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCAS012.000 / 15002 **Yr Built/Renovated** : 2018 / 2018  
**Linear Ft** : 535 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5636 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads		\$541,800
<b>Total</b>		<b>\$541,800</b>
Importance Code B		\$541,800
<b>Total</b>		<b>\$541,800</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$5,400		\$2,700	
<b>Total</b>	<b>\$5,400</b>		<b>\$2,700</b>	
Importance Code A	\$2,200			
Importance Code B			\$2,700	
Importance Code C	\$3,200			
<b>Total</b>	<b>\$5,400</b>		<b>\$2,700</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.*

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## GRAVITY RETAINING WALL

Asset # : 15002

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Structural								
	Gravity Wall							
	Concrete	100%			LIFE	**	5-10	\$4,300
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Full Length</i>					
	Revetment							
	Stone	100%			LIFE	**	5	\$6,400
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Full Length</i>					
Backfill								
	Fill							
	Not Accessible	100%						
	Surface							
	Asphalt Pavers	90%			2043	**	5	\$5,500
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Southern 480 Feet</i>					
	Under Construction	10%						
Deck Elements								
	Railing							
	Steel	100%			2029			\$541,800
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Full Length</i>					
Electrical								
	Lighting Fixture							
	Incandescent	100%			2025			
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Full Lungth</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.

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : GRAVITY WALL W/REVETMENT  
**Address** : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS005.000 / 14025 **Yr Built/Renovated** :  
**Linear Ft** : 903 **Project Type** : REAL PROPERTY  
**Date of Survey** : 12-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4613 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$1,302,100	\$68,900
<b>Total</b>	<b>\$1,302,100</b>	<b>\$68,900</b>
Importance Code A	\$1,006,300	\$68,900
Importance Code B	\$190,300	
Importance Code C	\$105,400	
<b>Total</b>	<b>\$1,302,100</b>	<b>\$68,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$27,600			
<b>Total</b>	<b>\$27,600</b>			
Importance Code A				
Importance Code B	\$27,600			
Importance Code C				
<b>Total</b>	<b>\$27,600</b>			



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## GRAVITY WALL W/REVETMENT

Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural									
	Coping/Curb Concrete	90%			LIFE	**	5	\$800	
<i>Displaced Elements, Extent : Light, Area Affected : 30%</i>									
<i>Location : Above Displaced Stone Wall Elements</i>									
<i>Spalling, Extent : Light, Area Affected : 10%</i>									
<i>Location : From 380 Feet To 400 Feet From South</i>									
	No Component	10%							
Gravity Wall									
	Concrete	10%			LIFE	**	5	\$400	
<i>Cracking, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									
	Stone	55%			LIFE	**	5	\$42,100	
	Stone	35%	Now	\$1,006,300	LIFE	**	5	\$26,800	
<i>Displaced Elements, Extent : Severe, Area Affected : 50%</i>									
<i>Location : From 760 Feet To 850 Feet From Southern Outfall</i>									
<i>Missing Part, Extent : Severe, Area Affected : 40%</i>									
<i>Location : At 133, 410, 560, 630, 660, And 890 Feet From Southern Outfall</i>									
<i>Progressing Scour, Extent : Severe, Area Affected : 25%</i>									
<i>Location : Undermined Sections At Northern 20 Feet And At 100 Feet From North</i>									
Revetment									
	Stone	85%			LIFE	**	5	\$4,600	
	Stone	15%	4+	\$105,400	LIFE	**	5	\$800	
<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : At Either End</i>									
Backfill									
Fill									
	Topsoil	5%	Now	\$10,300	2067	**			
<i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Voids Around Majority Of Rail Posts</i>									
	Not Accessible	95%							
Surface									
	Asphalt	85%			2036	**	5	\$8,800	
<i>Cracking, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
<i>Settlement, Extent : Light, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
	Asphalt	15%	Now	\$12,900	2042	**	5	\$800	
<i>Cracking, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Separation At Displaced Wall</i>									
<i>Settlement, Extent : Severe, Area Affected : 20%</i>									
<i>Location : At North End</i>									
<i>Sinkhole, Extent : Severe, Area Affected : 75%</i>									
<i>Location : Voids Around Rail Posts</i>									
Deck Elements									

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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**GRAVITY WALL W/REVETMENT**  
**Asset # : 14025**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Deck Elements								
Railing								
	Timber	70%			2021	\$102,500		
<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
	Timber	30%	Now	\$43,900	2022	\$43,900		
<i>Broken, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At 630 Feet From South</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout And At 355, 436, 540, 560, 630 Feet From South</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : REVETMENT  
**Address** : FOOT OF LIPSETT AVE. EAST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0066.000 / 13943 **Yr Built/Renovated** :  
**Linear Ft** : 595 **Project Type** : REAL PROPERTY  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6392 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$598,700	
<b>Total</b>	<b>\$598,700</b>	
Importance Code B	\$135,500	
Importance Code C	\$463,200	
<b>Total</b>	<b>\$598,700</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$33,900			
<b>Total</b>	<b>\$33,900</b>			
Importance Code B	\$33,900			
Importance Code C				
<b>Total</b>	<b>\$33,900</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.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVTMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural Revetment Stone	100%	Now	\$463,200	LIFE	**	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Armor Stone Along Entire Length</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill Fill Topsoil	100%	Now	\$135,500	2070	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface Topsoil	100%	Now	\$33,900	2030	\$33,900	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</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.

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : REVETMENT  
**Address** : ARDEN AVE FROM OCEAN DRIVEWAY TO ALONG MAYBERRY PROMENADE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0067.000 / 13945 **Yr Built/Renovated** :  
**Linear Ft** : 320 **Project Type** : REAL PROPERTY  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5420 **Lot** : 200 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$234,800	
<b>Total</b>	<b>\$234,800</b>	
Importance Code B	\$72,900	
Importance Code C	\$161,900	
<b>Total</b>	<b>\$234,800</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$42,800			
<b>Total</b>	<b>\$42,800</b>			
Importance Code B	\$42,100			
Importance Code C	\$700			
<b>Total</b>	<b>\$42,800</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.*

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVTMENT

Asset # : 13945

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	35%			LIFE	**	5	\$1,300	
	Stone	65%	Now	\$161,900	LIFE	**	5	\$1,200	
				<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Inadequate Revetment Height Along Arden Avenue</i>					
Backfill									
	Fill								
	Topsoil	100%	Now	\$72,900	2070	**			
				<i>Erosion, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Along Top Of Revetment For Full Length Of Asset</i>					
Surface									
	Asphalt	65%	Now	\$19,900	2045	**	5	\$1,200	1
				<i>Sinkhole, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Along Arden Avenue</i>					
	Topsoil	35%	Now	\$6,400	2030	\$6,400	5	\$300	
				<i>Erosion, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : At Top Of Revetment For Full Length Of Asset</i>					
Deck Elements									
	Railing								
	Guard Rail	65%	Now	\$15,800	LIFE	**			
				<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : Failed Railing Due To Erosion Along Arden Avenue</i>					
	No Component	35%							

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 : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

Asset Name : REVTMENT #3  
 Address : ALONG BANK STREET FROM WESTERVELT AVE EAST  
 Borough : STATEN ISLAND Agency's Number : N/A  
 Program / Asset # : DGS0063.000 / 13929 Yr Built/Renovated :  
 Linear Ft : 200 Project Type : REAL PROPERTY  
 Date of Survey : 20-Feb-2019 Landmark Status : NONE  
 Areas Surveyed :  
 Block : 2 Lot : 778 BIN :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$155,700	
<b>Total</b>	<b>\$155,700</b>	
Importance Code C	\$155,700	
<b>Total</b>	<b>\$155,700</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,700			
<b>Total</b>	<b>\$28,700</b>			
Importance Code B	\$28,700			
Importance Code C				
<b>Total</b>	<b>\$28,700</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.

## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## REVTMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment Stone	60%	4+	\$93,400	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Intermittent Locations Along Revetment</i>								
<i>Explanation : Insufficient Stone</i>								
Stone	40%	Now	\$62,300	LIFE	**	5	\$500	
<i>Missing Part, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Missing Stone At Western Half Of Asset</i>								
Backfill								
Fill								
Topsoil	50%	Now	\$22,800	2070	**			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Behind Revetment</i>								
Not Accessible	50%							
Surface								
Topsoil	50%	Now	\$5,700	2030	\$5,700	5	\$200	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : At Western Half Of Asset</i>								
Topsoil	50%			2025	\$5,700	5	\$500	

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

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

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



Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE  
**Address** : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0025.010 / 14652 **Yr Built/Renovated** :  
**Linear Ft** : 500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2467 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$476,300	\$11,900
<b>Total</b>	<b>\$476,300</b>	<b>\$11,900</b>
Importance Code B	\$87,100	\$11,900
Importance Code C	\$389,200	
<b>Total</b>	<b>\$476,300</b>	<b>\$11,900</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$28,700			\$100
<b>Total</b>	<b>\$28,700</b>			<b>\$100</b>
Importance Code B	\$28,700			\$100
Importance Code C				
<b>Total</b>	<b>\$28,700</b>			<b>\$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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE**  
**Asset # : 14652**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Structural</b>								
Revetment Stone	100%	Now	\$389,200	LIFE	**	5	\$3,000	
<i>Missing Part, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Top Of Revetment</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Inadequate Stone</i>								
<hr/>								
<b>Backfill</b>								
Fill								
Topsoil	75%	Now	\$51,200	2055	**			
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>								
Not Accessible	25%							
<hr/>								
<b>Surface</b>								
Asphalt	25%			2030	\$11,900	5	\$1,400	
Asphalt	75%	Now	\$35,800	2042	**	5	\$2,100	
<i>Erosion, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>								
<hr/>								
<b>Deck Elements</b>								
Railing								
Fencing	100%	0-2	\$28,700	2032	**	3	\$200	
<i>Broken, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Isolated Areas Throughout</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Base Undermined Throughout</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.

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : REVTMENT WEST OF HOME DEPOT GOWANUS BAY  
**Address** : HAMILTON AVE MTS SOUTH TO 19TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.030 / 14948 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$554,400	
<b>Total</b>	<b>\$554,400</b>	
Importance Code A	\$448,100	
Importance Code B	\$106,300	
<b>Total</b>	<b>\$554,400</b>	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
<b>Total</b>				
Importance Code A				
Importance Code C				
<b>Total</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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT WEST OF HOME DEPOT GOWANUS BAY**  
**Asset # : 14948**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Structural</b>								
	Gravity Wall Concrete	15%	4+	\$448,100	LIFE	**	5	\$400
				<i>Erosion, Extent : Moderate, Area Affected : 75%</i>				
				<i>Location : Tidal Zone</i>				
				<i>Spalling, Extent : Moderate, Area Affected : 25%</i>				
				<i>Location : Isolated Locations And At King Piles</i>				
	No Component	85%						
<b>Revetment</b>								
	Stone	85%			LIFE	**	5	\$3,600
				<i>Settlement, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Surrounding Trees Growing Out Of Revetment</i>				
	No Component	15%						
<b>Backfill</b>								
	Fill							
	Not Accessible	100%						
<b>Surface</b>								
	Not Accessible	100%						
				<i>Other Observation, Extent : Light, Area Affected : 0%</i>				
				<i>Location : Limited Access To Top Of Revetment</i>				
				<i>Explanation : Heavy Vegetation</i>				
<b>Deck Elements</b>								
	Railing							
	Steel	15%			2023	\$106,300		
	No Component	85%						

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 : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND TERMINAL LLC REVETMENT  
**Address** : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0064.000 / 13936 **Yr Built/Renovated** :  
**Linear Ft** : 155 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$234,600	
<b>Total</b>	<b>\$234,600</b>	
Importance Code A	\$198,400	
Importance Code C	\$36,200	
<b>Total</b>	<b>\$234,600</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$1,500			
<b>Total</b>	<b>\$1,500</b>			
Importance Code A	\$400			
Importance Code B	\$400			
Importance Code C	\$700			
<b>Total</b>	<b>\$1,500</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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND TERMINAL LLC REVETMENT**

**Asset # : 13936**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Structural</b>								
<b>Gravity Wall</b>								
	Concrete	70%			LIFE	**	5-10	\$900
	Concrete	20%	0-2	\$132,300	LIFE	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : At Center Of Asset</i>								
<i>Explanation : Rotating Elements</i>								
	Concrete	10%	Now	\$66,100	LIFE	**	5	\$100
<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Collapsed At Eastern End Of Asset</i>								
<b>Revetment</b>								
	Stone	30%	0-2	\$36,200	LIFE	**	5	\$300
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Isolated Locations</i>								
	Stone	70%			LIFE	**	5	\$1,300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Entire Length Of Asset</i>								
<i>Explanation : Inadequate Revetment</i>								
<b>Backfill</b>								
<b>Fill</b>								
	Not Accessible	100%						
<b>Surface</b>								
	Topsoil	100%			2025	\$8,800	5	\$700
<i>Settlement, Extent : Light, Area Affected : 25%</i>								
<i>Location : Behind Block Wall</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.

Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD  
**Address** : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0065.000 / 13937 **Yr Built/Renovated** :  
**Linear Ft** : 126 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$55,600	
<b>Total</b>	<b>\$55,600</b>	
Importance Code A	\$55,600	
<b>Total</b>	<b>\$55,600</b>	

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$32,600			\$100
<b>Total</b>	<b>\$32,600</b>			<b>\$100</b>
Importance Code A	\$31,600			
Importance Code B	\$900			\$100
<b>Total</b>	<b>\$32,600</b>			<b>\$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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD**  
**Asset # : 13937**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Structural</b>								
	Sheet Piles							
	Steel	70%	4+	\$55,600	LIFE	**		
		<i>Corrosion, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Tidal And Splash Zones</i>						
	Not Accessible	30%						
<b>File Caps</b>								
	Concrete	75%	4+	\$26,300	LIFE	**	5	\$300
		<i>Spalling, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Corner Spalling Along Entire Length Of Pile Cap</i>						
	Concrete	15%	Now	\$5,300	LIFE	**	5	\$100
		<i>Spalling, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Isolated Areas</i>						
	Not Accessible	10%						
<b>Backfill</b>								
	Fill							
	Topsoil	5%	Now	\$900	2058	**		
		<i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : At Eastern End Of Asset</i>						
	Not Accessible	95%						
<b>Surface</b>								
	Gravel	5%	Now	\$100	2039	**	2-5	
		<i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : At Eastern End Of Asset</i>						
	Gravel	95%			2039	**	2-5	\$400

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.



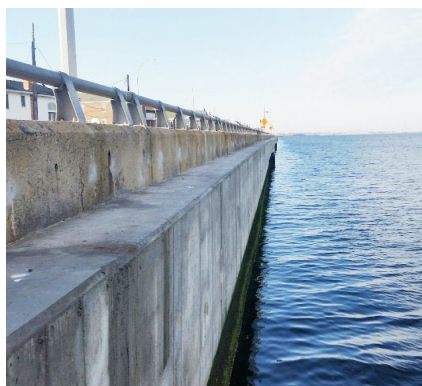
Print Date : 16-Sep-2019

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020**

**Asset Name** : STEEL SHEET PILE BULKHEAD GRAVITY WALL  
**Address** : B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS003.000 / 14018 **Yr Built/Renovated** :  
**Linear Ft** : 3,240 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Oct-2015 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16241 **Lot** : 200 **BIN** :

<b>CAPITAL</b>	<b>FY 2021 - 2024</b>	<b>FY 2025 - 2030</b>
Bulkheads	\$86,600	\$5,298,400
<b>Total</b>	<b>\$86,600</b>	<b>\$5,298,400</b>
Importance Code B	\$86,600	\$5,298,400
<b>Total</b>	<b>\$86,600</b>	<b>\$5,298,400</b>

<b>EXPENSE</b>	<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Bulkheads	\$20,500			
<b>Total</b>	<b>\$20,500</b>			
Importance Code A				
Importance Code B	\$20,500			
Importance Code C				
<b>Total</b>	<b>\$20,500</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.*

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STEEL SHEET PILE BULKHEAD GRAVITY WALL**

**Asset # : 14018**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Structural</b>								
Gravity Wall								
	Concrete	12%			LIFE	**	5	\$1,600
	No Component	75%						
	Not Accessible	13%						
Revetment								
	Stone	12%			LIFE	**	5	\$2,300
	No Component	88%						
Sheet Piles								
	Steel	35%			LIFE	**		
	No Component	25%						
	Not Accessible	40%						
Pile Caps								
	Concrete	100%			LIFE	**	5	\$9,800
				<i>Cracking, Extent : Light, Area Affected : 2%</i>				
				<i>Location : At West End</i>				
<b>Backfill</b>								
Fill								
	Not Accessible	100%						
Surface								
	Asphalt	70%			2036	**	5	\$25,900
				<i>Cracking, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
				<i>Settlement, Extent : Light, Area Affected : 5%</i>				
				<i>Location : Throughout</i>				
	Concrete	5%	4+	\$61,900	2042	**	5	\$900
				<i>Cracking, Extent : Moderate, Area Affected : 5%</i>				
				<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>				
				<i>Settlement, Extent : Moderate, Area Affected : 50%</i>				
				<i>Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End</i>				
	Concrete	2%	Now	\$24,800	2042	**	5	\$400
				<i>Settlement, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : In Sidewalk 880 Feet To 955 Feet From East End</i>				
	Concrete	23%			2036	**	5	\$8,500
<b>Deck Elements</b>								
Railing								
	Steel	99%			2025			\$3,248,500
	Steel	1%	Now	\$3,300	2027			\$32,800
				<i>Missing Part, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Isolated Missing Sections Up To 4 Feet Long At 2250 Feet, 2708 Feet, And 2975 Feet From East End</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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
STEEL SHEET PILE BULKHEAD GRAVITY WALL**

**Asset # : 14018**

<b>Bulkheads</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Deck Elements								
Parapet								
	Concrete	80%			2028	\$2,017,100		
			<i>Cracking, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout To 1340 Feet From East End</i>					
			<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>					
			<i>Location : 1975 Feet From East End To West End Of Asset</i>					
			<i>Spalling, Extent : Moderate, Area Affected : 40%</i>					
			<i>Location : Spall At 875 Feet From East End</i>					
	Under Construction	20%						

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856****Project : REAL PROPERTY**

<b>CAPITAL</b>		<b>FY 2021 - 2024</b>		<b>FY 2025 - 2030</b>	
Miscellaneous Buildings		152,300		123,000	
<b>EXPENSE</b>		<b>FY 2021</b>	<b>FY 2022</b>	<b>FY 2023</b>	<b>FY 2024</b>
Miscellaneous Buildings		6,400	5,500	5,600	5,900
<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>		<b>CAPITAL</b>	<b>EXPENSE</b>
14648	WALTHAM HEALTH CENTER	4,372		275,300	23,400

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.