Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: 100 GO	LD STREET	OFFICE B	UILDING		
Address	: 100 GO	LD STREET (a) FRANKI	FORT ST		
Borough	: MANHA	ATTAN		Agency's Number	: N/A	
Program / Asset #	: DGS004	4.000 / 13453		Yr Built/Renovated	: 1969 / 2015	
Area Sq Ft	: 731,670			Project Type	: REAL PROPERTY	
Date of Survey	: 14-Feb-2	2019		Landmark Status	: NONE	
Areas Surveyed	: Basemer	nt, Roof, Floor	rs 1,7,10,Ph			
Block	: 94	Lot	: 25	BIN	: 1001289	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$786,100		\$2,939,500
Interior Architect	lire			\$2 579 500		\$1 549 900

Total	\$3,747,000	\$39,050,900
Importance Code C	\$1,142,100	\$730,000
Importance Code B	\$1,818,800	\$34,892,500
Importance Code A	\$786,100	\$3,428,400
Total	\$3,747,000	\$39,050,900
Mechanical	\$381,300	\$19,563,200
Electrical		\$14,998,300
Interior Architecture	\$2,579,500	\$1,549,900
	+ , ,	+=)-=-,=

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



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.

Asset # : 13453

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	•							
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Exposed K	a : Penthou. Reinforceme	ent, Extent : Moder	-	-	5	\$743,200	
	Spalling, I	ı : Penthou. Extent : Mo ı : Penthou.	derate, Area Affec	ted : 10%	6			
Concrete Masonry Unit	Diagonal	• =	\$54,000 tent : Light, Area A se	LIFE Iffected :	* *	5	\$15,500	
Metal Coiling Doors	2%			2043	* *	5	\$31,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$161,000	
	-	Discoloring, 1 : Penthou	, Extent : Light, Ar se	ea Affect	ed : 5%			
Window Wall	58%	Now	\$292,400	2050	* *	5	\$538,800	
	0		ed, Extent : Modera ast Side 8th And 9th		Affected : 20%			
			xtent : Moderate, A ust Side 8th And 9th		octed : 5%			
Windows								
Glass Block	2%		* 1* * *	LIFE	* *	5	\$6,800	
Metal Louvers		issing Elem	\$42,900 hents, Extent : Mod Level North Side	2039 erate, Ar				
			Extent : Light, Are Level North Side	a Affecte	d : 10%			
No Component	88% Other Obs Location	servation, E	Extent : Light, Area	Affected	1:0%			
	Explana	tion : Glass	s Facade Is Fixed.	There Ar	e No Operable Wi	ndows.		
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	
Casi III I Iace Concrete			ent, Extent : Light,			10	\$00,200	
		-	er Roof Over 9th Fi					
IRMA/Protected Membrane	90%			2038	* *	10	\$357,400	
		one Ballast, 1 : Through	Extent : Light, Art out	ea Affect	ed : 95%			
		ck Ballast, 1 : Above 91	Extent : Light, Are th Floor	a Affecte	d : 5%			
Soffits								
Cement-Fiber Panel	100%			2035	* *	10		

 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.

Asset # : 13453

Architecture		Current I	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	st Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	35%			2029	\$5,102,60		\$566,800	
Cast in Place Concrete		Now	\$237,600	LIFE		* 5	\$236,200	
		-	: Light, Area Affe					
			out 10th Floor And					
			xtent : Moderate, A					
			or Mechanical Flo					
Ceramic Tile	5%			2039	*	5	\$54,000	
Terrazzo	10%			LIFE		* 5	\$168,700	
Vinyl Tile	40%		\$388,400	2035		* 3	\$162,000	
			ents, Extent : Mod		ea Affected : 5%	0		
		-	out Basement Corr					
	0	0	Extent : Moderate		6			
		-	out 7th Floor And					
			: Moderate, Area	00				
	Location	: Through	out 7th Floor And	Basemen	t Corridor			
Interior Walls	20/			2020			***	
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	500/			20.42	*	* 5	\$520.000	
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 Site Enclosure	5%			LIFE		5-10	\$185,600	
Fence/Gates								
Iron Picket	100%			2065	*	*		
Retaining Walls	10070			2005				
Cast in Place Concrete	100%	Now	\$1,000	2065	*	*		
Cust in Thee Coherete			Extent : Moderate		ffected • 25%			
			Dock On North Si		,			
Site Pavements		0						
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,900	2043	*	*		
			Extent : Light, Ar		ed : 5%			
		: Through		55				
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$2,100	2043	*	*		
			Extent : Light, Ar		ed : 10%			
		: Through		00				
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$15,300	2043	*	*		
			Extent : Moderate		ffected : 10%			
	-	-	nd West Side	5.	~			
Note : All component repairs \$ estim		. 1 11	s and are not escala	1.0	10 0			

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

Asset # : 13453

lectrical		Current Repair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Fused Disc Sw	Location	servation, Extent : Light, Area 1 : Electrical Room			5	\$3,100	
	Explana	tion : Three Main Service Swi	itches Ra	ted At 5,000 Amper	res Each.		
Transformers Dry Type	Location	servation, Extent : Light, Area 1 : Electrical Room And Boile	r Room		5	\$2,700	
	Explana	tion : 150 Kilovolt-amperes, 7	75 Kilovo	lt-amperes And 15	Kilovolt	-amperes	
Switchgear / Switchboard Air Circuit Breaker	Location	servation, Extent : Moderate, . 1 : Generator Room tion : Power Circuit Breakers		* * ected : 100%	5	\$200	
Fused Disc Sw	90%		2030	\$1,023,600	5	\$2,800	
Molded Case Bkrs	5%		2030	\$1,025,000	5	\$1,000	
Raceway	570		2040		5	\$1,000	
Conduit	40%		2040	* *	1		
Conduit	10%		2040	* *	1		
Conduit	50%		2030	\$666,900	1		
Panelboards	5070		2050	\$000,700	1		
Fused Disc Sw	10%		2038	* *	5	\$1,700	
Fused Disc Sw	10%		2029	\$104,400	5	\$1,700	
Molded Case Bkrs	30%		2029	\$10 - ,+00 * *	5	\$5,800	
Molded Case Bkrs	40%		2038	\$417,400	5	\$7,700	
Molded Case Bkrs	10%		2029	φ 1 17, 4 00 * *	5	\$1,900	
Wiring	1070		2040		5	\$1,900	
Thermoplastic	40%		2040	* *	1		
Thermoplastic	10%		2040	* *	1		
Thermoplastic	50%		2030	\$1,030,600	1		
Motor Controllers	5070		2030	ψ1,050,000	1		
Locally Mounted	5%		2028	\$1,600	5	\$200	
Motor Control Center	15%		2028	\$1,000	5	\$3,000	
Motor Control Center	65%		2028	\$198,000	5	\$13,000	
Variable Frequency	15%		2043	* *	5	\$15,000	
Drive	1370		2043				
ound							
Grounding Devices							
Generic	Location	servation, Extent : Light, Area 1 : Basement tion : Connected To Metal Wo		* * ! : 100%	5	\$21,500	
nd-by Power	1		· <i>T</i> ·				
Transfer Switches							
Automatic	100%		2043	* *	1	\$225,100	

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

Asset # : 13453

C	urrent Repai	r	Future	e Replacement	M	aintenance	
		mated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priority
					* 1	\$283,300	
		-	Iffected	: 100%			
			10				
Explanation	1 : 1wo 1,750	Kilowatt Diese	el Gener	ators			
100%			2024	\$1.60) 5	\$27 100	
10070			2024	\$1,000)	\$27,100	
50%			2038	* :	* 5	\$66 900	
	vation. Extent			: 100%	5	\$00,700	
		-	55				
Explanation	n : 275 Gallon	s Rated Capac	eity				
50%			2045	* :	* 5	\$10.600	
	vation, Extent	: Light, Area A	Iffected	: 100%	-	• • • • • • • • •	
Location :	Basement						
Explanation	n : Two 1,200	Gallons Rated	Capaci	ty			
) 10	\$185,200	
		xtent : Light, A	lrea Aff	ected : 50%			
	Inrougnout						
						\$13,200	
-	-	t, Extent : Ligh	t, Area	Affected : 100%			
70%			2038	* :	* 10	\$463,100	
-		Extent : Light,	Area Aj	fected : 100%			
Location :	Throughout						
						\$34,800	
					1		
30%			2025	\$76,300)]		
200/			2020	* :	* 10	¢ 400	
	On During D				10	\$400	
-	•	-	. mouer	ине, лией Ајјесі	cu . J070		
	, or in Dim une		2029	بە يە	* 0	¢000	
	nation Extent				<u> </u>	2200	
			yjecied	. 10070			
	Trongilla Phane	Entrance					
	% of Fare Total () 100% 0 Other Observe Location : () Location : () 50% Other Observe Location : () Location : () 50% Other Observe Location : () Location : () 50% Other Observe Location : () Location : () 2% Compact Flue Location : () Location : () 70% T-12 Lamps A Location : () Location : () 70% T-12 Lamps A Location : () 20% 10% 30% 20% Outdr Lights Location : () 80% 0ther Observe	% of Total Fail Date (Years) 100% 0ther Observation, Extent Location : Generator Roo Explanation : Two 1,750 100% 100% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00% 0000 20% 00% 00% 000% 000% 000% 00% 00% 000% 00% 00% 00% 00% 00% 00% 00% 00% 00% 00%	Total (Years) 100% Other Observation, Extent : Light, Area A Location : Generator Room Explanation : Two 1,750 Kilowatt Diese 100% 00% Other Observation, Extent : Light, Area A Location : Generator Room Explanation : 275 Gallons Rated Capac 50% Other Observation, Extent : Light, Area A Location : Generator Room Explanation : 275 Gallons Rated Capac 50% Other Observation, Extent : Light, Area A Location : Basement Explanation : Two 1,200 Gallons Rated 28% T-8 Lamps And Fixtures, Extent : Light, A Location : Throughout 2% Compact Fluorescent Light, Extent : Light, Location : Corridors 70% T-12 Lamps And Fixtures, Extent : Light, Location : Throughout 20% 10% 40% 30%	% of TotalFail Date (Years)Estimated Cost FY100%20330ther Observation, Extent : Light, Area Affected Location : Generator Room Explanation : Two 1,750 Kilowatt Diesel Gener100%202450%20380ther Observation, Extent : Light, Area Affected Location : Generator Room Explanation : 275 Gallons Rated Capacity50%20450ther Observation, Extent : Light, Area Affected Location : Generator Room Explanation : 275 Gallons Rated Capacity50%20450ther Observation, Extent : Light, Area Affected Location : Basement Explanation : Two 1,200 Gallons Rated Capacity28%2030Compact Fluorescent Light, Extent : Light, Area Affe Location : Corridors70%20387-12 Lamps And Fixtures, Extent : Light, Area Affe Location : Throughout20%203020%203020%203030%202520%20380utdr Lights On During Daytime, Extent : Moder Location : North Entrance20380ther Observation, Extent : Light, Area Affected	% of TotalFail Date (Years)Year FYEstimated Cos FY100%2033***0ther Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : Two 1,750 Kilowatt Diesel Generators***100%2024\$1,60050%2038***0ther Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : 275 Gallons Rated Capacity***50%2045***0ther Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : 275 Gallons Rated Capacity***50%2045***0ther Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two 1,200 Gallons Rated Capacity***28%2030\$1,217,200T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50% Location : Corridors2030\$86,900Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Corridors2030\$86,90070%2038******20%2030\$205,80010%2045***20%2030\$205,80010%2045***20%2030\$101,70030%2025\$76,30020%2038***0utdr Lights On During Daytime, Extent : Moderate, Area Affect Location : North Entrance***80%2038***Other Observation, Extent : Light, Area Affected : 100%***		% of TotalFail Date (Years)Stimated Cost FYCycle (Yrs)Estimated Cost (Yrs)100%2033**1\$283,3000ther Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : Two 1,750 Kilowatt Diesel Generators5\$27,10050%2024\$1,6005\$27,10050%2038**5\$66,900Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Explanation : 275 Gallons Rated Capacity\$100%\$10,600Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Two 1,200 Gallons Rated Capacity\$10,600\$185,2007.8 Lamps And Fixtures, Extent : Light, Area Affected : 30% Location : Corridors2030\$1,217,20010\$185,2007.9%2038**10\$463,1007.12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Corridors\$34,800\$34,80070%2030\$205,80010\$34,80010%2045**1\$463,1007.12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout\$34,800\$34,80020%2030\$205,80010\$34,80010%2025\$76,3001\$40020%2038**10\$4000utdr Lights On During Daytime, Extent : Moderate, Area Affected : 50% Location : North Entrance 80%\$038**220%2038**2\$900

Alarm

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.

Asset # : 13453

ectrical		Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ırm							
Security System							
No Component	70%						
Generic	30%		2030	\$702,500	1	\$82,000	
	Other Obs	ervation, Extent : Light, Are	a Affected	: 100%			
	Location	: Lobby And Hallways					
	Explana	tion : CCTV Surveillance Ca	meras				
Fire/Smoke Detection							
Generic, Digital	100%		2030	\$8,016,400	1-3	\$464,500	
		ervation, Extent : Light, Are	a Affected	: 100%			
	Location	: Throughout The Building					
	Explana	tion : Strobe Lights, Manual	Pull Statio	ons, Alarm Bells, H	Iorns An	d Smoke Detectors	
echanical		Current Repair	Futur	e Replacement	Μ	aintenance	
stem Component	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Prior
Туре	Total	(Years)	FY		(Yrs)		
ating Energy Source							
Energy Source Interruptible Gas/Dual	100%		2050	* *	1		
Fuel	10070		2030		1		
Conversion Equipment							
Heat Exchanger, Shell &	z 10%		2039	* *			
Tube	1070		2039				
Steam Boiler	90%		2043	* *	1	\$642,900	
		ervation, Extent : Light, Are		: 100%	1	\$0.12,900	
		: Penthouse	55				
	Explana	tion : 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	
) Malfunctioning, Extent : Se				· · · · · · · ·	
	· · ·	: Penthouse					
	35%		2030	\$3,517,600	1	\$156,100	
Air Handler	5570		2030	**	1	\$69,900	
Air Handler Convector/Radiator	30%		-055				
Convector/Radiator	30% 10%		2030	\$1,070,400	1	ງ / ງ. ງປປ	
Convector/Radiator Fan Coil Unit/Heat	30% 10%		2030	\$1,070,400	1	\$23,300	
Convector/Radiator Fan Coil Unit/Heat Conditioning			2030	\$1,070,400	1	\$23,300	
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source	10%			\$1,070,400	1	\$25,500	
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity			2030 2046			\$25,500	
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity Conversion Equipment	10% 100%		2046				
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity	10% 100% · 95%	frigerant, Extent : Light. Are	2046 2033	* *	1	\$741,600	
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity Conversion Equipment	10% 100% - 95% <i>R-134a Ra</i>	frigerant, Extent : Light, Arc	2046 2033	* *	1		
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chiller	10% 100% 95% <i>R-134a Ra</i> <i>Location</i>	frigerant, Extent : Light, Are : Penthouse	2046 2033 va Affected	* * * * 1 : 95%	1		
Convector/Radiator Fan Coil Unit/Heat Conditioning Energy Source Electricity Conversion Equipment	10% 100% - 95% <i>R-134a Ra</i> <i>Location</i> 5%		2046 2033 ea Affected 2030	* * * * 1 : 95% \$762,800	1		

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

Asset # : 13453

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Distribution CW & CHW Wtr	50%			2040	* *	4	\$17,800	
Pipe/Pump Ductwork/Diffusers	50%			LIFE	* *	2	\$586,600	
Terminal Devices Air Handler/Cool/Ht	Leak Evid		\$152,300 : Moderate, Area A Pans, Penthouse	2030 Affected :	\$7,615,100 • 2%	1	\$381,400	
Fan Coil - 2 Pipe	5%			2030	\$679,900	1	\$11,700	
Heat Rejection					. ,		. ,	
Dry Cooler Water Cooling Tower	5% 95%			2030 2031	\$194,300 * *	2 2	\$25,100 \$689,700	
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$636,900	
Exhaust Fans	000/			2020	*2 2 2 2 2 2 2 2 3	2	¢10.000	
Interior	90%			2030	\$2,288,500	2	\$19,900	
Roof lumbing	10%			2030	\$118,700	2	\$2,200	
H/C Water Piping								
Brass/Copper	30%			2040	* *	1		
Galvanized Steel	70%			2040	* *	1		
Water Heater	7070			2035		1		
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	1000			a c a a			.	
Generic	100%			2035	* *	1	\$44,200	
Fixtures	1000/							
Generic ertical Transport	100%							
Elevators Geared Traction	100%			LIFE	* *			
Gearce Traction	Other Obs Location		Extent : Light, Area From 1st To 6th Flo Units	Affected		th Floor		
ire Suppression								
Standpipe Generic	100%			2040	* *	1-5	\$363,700	
Sprinkler Generic	100%			2040	* *	1-2	\$202,100	

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

Asset # : 13453

Mechanical	Current Rep	air Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%	2033	* *	1	\$134,700	

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.

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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						

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
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
Total		\$4,077,000		\$9,054,800
Importance Code A		\$95,300		\$197,300
Importance Code B		\$2,792,700		\$8,610,600
Importance Code C		\$1,189,000		\$246,900
Total		\$4,077,000		\$9,054,800
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024

Total	\$227,200	\$151,000	\$150,800	\$247,900
Importance Code B	\$172,600	\$143,300	\$150,800	\$160,600
Importance Code A	\$54,600	\$7,700		\$87,400
Total	\$227,200	\$151,000	\$150,800	\$247,900
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Mechanical	\$69,800	\$24,900	\$53,500	\$23,400
Electrical	\$28,700	\$10,700	\$6,300	\$32,100
Interior Architecture		\$41,300	\$17,000	\$31,600
Exterior Architecture	\$54,600			\$86,800
EXPENSE	F1 2021	F1 2022	FT 2023	F1 2024



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.

Asset # : 49

chitecture		Current R	epair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
erior	•							
Exterior Walls								
Copper/Terne	5%			2049	* *	10	\$29,800	
Masonry: Brick	30%			LIFE	* *	5	\$76,400	
	Location	pair Evident : Througho	t, Extent : Light, A put		cted : 25%			
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	
		pair Evident : Columns 1	t, Extent : Light, A At Corner	lrea Affe	cted : 25%			
Stugge Company			Ai Corner	2024	* *	5	\$21,800	
Stucco Cement Window Wall	5% 5%			2034 2049	* *	5 5	\$31,800 \$47,700	
Windows	370			2049		5	\$47,700	
Aluminum	87%			2051	* *	5	\$63,600	
		place Evider	nt, Extent : Light,		ected : 100%	-	<i>+ • • • , • • • •</i>	
		: Througho	-	00				
Glass Block	10%			LIFE	* *	5	\$4,600	
Metal Louvers	3%			2038	* *	10	\$13,700	
Parapets								
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%		\$12,200	2034	* *	5	\$9,400	
		-	tent : Moderate, A		cted : 25%			
			rteenth Floor Roo	-	C 1 250/			
			Extent : Moderate, rteenth Floor Roc		fected : 25%			
<u>C1</u>				-	* *	5	\$200	
Slate		Now r Miss/Erod	\$6,900 Extent : Moderat	LIFE		5	\$300	
		: Coping	Extent . Modera	e, Areu I	1 <i>jjecieu</i> . 5070			
			Moderate, Area	Affected	· 25%			
		: Coping	mouer are, mea	ijjeeieu	. 2070			
Roof		10						
Copper/Terne	10%			2044	* *	10	\$16,100	
Metal Panel	5%	Now	\$41,800	2049	* *			
		-	ents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Roof App	urtenances					
Modified Bitumen	83%			2034	* *	10	\$53,500	
Skylight, Metal/Glass	2%			2049	* *	10	\$4,300	
Soffits								
Cast in Place Concrete		Now	\$3,800	LIFE	**	5	\$600	
		-			ea Affected : 100%	Ó		
_			e Of Roof Appurte				*	
Stucco Cement	95%			2034	* *	5	\$5,600	

Interior

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

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

Asset # : 49

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Carpet	15%			2025	\$856,000	3	\$87,500	
Cast in Place Concrete		Now	\$93,000	LIFE	* *	5	\$85,000	
	-	-	Extent : Severe, A		eted : 20%			
	Location	: Basemen	t And Sub-basemen	nt				
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	
-	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 50%			
	Location	: Fifteenth	, Sixteenth, And Se	eventeent	h Floors			
Vinyl Tile	25%			2034	* *	3	\$36,400	
Vinyl Tile 9" X 9"	15%			2029	\$738,700	3	\$21,900	
Interior Walls					<i><i><i></i></i></i>		+=-;> • •	
Gypsum Board	25%			LIFE	* *	5	\$112,200	
Masonry: Brick	10%	Now	\$671,100	LIFE	* *	U	<i><i><i>q</i>112,200</i></i>	
Mason y. Dilok			l, Extent : Severe, 2		ected : 50%			
			t And Sub-basemer					
			ere, Area Affected					
			t And Sub-basemer					
			xtent : Severe, Are		$d \cdot 50\%$			
			t And Sub-basemer		u . 5070			
Marble Panels	5%	. Busemen		LIFE	* *			
		Now	\$517,900	LIFE	* *	5	\$33,700	
Plaster			ents, Extent : Seve			5	\$55,700	
		-	enis, Extent . Seve , Sixteenth, And Se		•••			
		. Tyreenin	ι, διλιεεπιπ, Απά δε		* *	-	¢101.000	
Plaster	45%			LIFE	* *	5	\$101,000	
Ceilings	1.50/			2024	* *	-	#72 000	
AcousTileConcealSpLn				2034	* *	5	\$72,900 \$77,700	
AcousTileSusp.Lay-In	20%			2046	* *	5	\$77,700	
Exposed Concrete	5%	11	¢1 007 000	LIFE	* *	5	\$3,000	
	15%	Now	\$1,227,800	LIFE				
Masonry:Vault Struct	D 1 /11				Affected : 25%			
Masonry: vaun Struct			ents, Extent : Seve					
Masonry: v autt Struct	Location	: Basemen	t And Sub-baseme	nt				
Masonry: vauit Struct	Location Water Pen	: Basemen etration, E	t And Sub-basemen xtent : Severe, Area	nt a Affecte				
Masonry: vauit Struct	Location Water Pen Location	: Basemen etration, E : Basemen	nt And Sub-basemen extent : Severe, Area nt And Sub-basemen	nt a Affecte nt	d : 25%			
Masonry: v autt Struct	Location Water Pen Location Other Obs	: Basemen etration, E : Basemen ervation, E	tt And Sub-basemen ixtent : Severe, Area it And Sub-basemen ixtent : Severe, Are	nt a Affecte nt va Affecte	d : 25%			
Masonry: vauit Struct	Location Water Pen Location Other Obs Location	: Basemen etration, E : Basemen ervation, E : Basemen	tt And Sub-basemen xtent : Severe, Area at And Sub-basemen xtent : Severe, Area at And Sub-basemen	nt a Affecte nt ea Affecte nt	d : 25%			
Masonry: vauit Struct	Location Water Pen Location Other Obs Location	: Basemen etration, E : Basemen ervation, E : Basemen	tt And Sub-basemen ixtent : Severe, Area it And Sub-basemen ixtent : Severe, Are	nt a Affecte nt ea Affecte nt	d : 25%			
Plaster	Location Water Pen Location Other Obs Location Explanat 15%	: Basemen etration, E : Basemen ervation, E : Basemen tion : Corro Now	nt And Sub-basement fixtent : Severe, Area fixtent : Severe, Area fi	nt a Affecte nt a Affecte nt S LIFE	d : 25% d : 50% **	5	\$36,400	
	Location Water Pen Location Other Obs Location Explanat 15% Broken/Ma	: Basemen etration, E : Basemen ervation, E : Basemen tion : Corro Now issing Elem	nt And Sub-basement fixtent : Severe, Are fixtent : Severe, Are fixtent : Severe, Are fixtent : Severe, Are fixtent : Severe fixtent Severe fixtent : Severe fixtent : Severe fixtent : Severe fixtent : Severe fixtent : Severe	nt a Affecte nt a Affecte nt ss LIFE re, Area	d : 25% d : 50% ** Affected : 50%	5	\$36,400	
	Location Water Pen Location Other Obs Location Explanat 15% Broken/Ma	: Basemen etration, E : Basemen ervation, E : Basemen tion : Corro Now issing Elem	nt And Sub-basement fixtent : Severe, Area fixtent : Severe, Area fi	nt a Affecte nt a Affecte nt ss LIFE re, Area	d : 25% d : 50% ** Affected : 50%	5	\$36,400	

Site Enclosure

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.

Asset # : 49

			A3361#.	TJ				
Architecture		Current R	epair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Enclosure								
Fence/Gates	1000			• • • • •				
Iron Picket	100%		· · · · · / ·	2049	* *			
		iea Finish, E 1 : Metal Ra	Extent : Light, Area il	a Affecte	a : 100%			
ite Pavements								
Public Sidewalk	1000/			20.42	* *			
Cast in Place Concrete	100%			2042	~ ~			
Electrical		Current R	epair	Futur	e Replacement	Μ	aintenance	
ystem Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Knife Sw	50%			2039	* *	5	\$600	
	Other Obs	servation, Ex	tent : Light, Area	Affected	! : 100%			
	Location	ı : Sub-basei	nent					
	Explana	tion : One M	lain Service Switc	h Rated	At 4,000 Amperes	In Buildi	ng 253	
Fused Knife Sw	50%			2039	* *	5	\$600	
	Other Obs	servation, Ex	ctent : Light, Area	Affected	! : 100%			
	Location	ı : Sub-basel	nent					
	Explana	tion : One M	lain Service Switc	h Rated	At 5,000 Amperes	In Buildi	ng 253	
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	* *	5	\$1,100	
Raceway								
Conduit	100%			2059	* *	1		
Panelboards	2001			2027	* *	~	¢1.000	
Fused Disc Sw	20%		¢55.000	2037	* *	5	\$1,200	
Fused Toggle Switch	10%		\$55,000	2054		5	\$300	
		iea Lije, Exi 1 : Basemeni	ent : Light, Area A	ijjeciea .	100%			
M 11 1 C D		i . Dusemeni		2027	* *	5	¢4.900	
Molded Case Bkrs	70%			2037		5	\$4,800	
Wiring Braided Cloth	2%	2-4	\$22,400	2054	* *	1		
Dialucu Ciotii			\$22,400 nt : Light, Area Af			1		
		-	ut The Building					
Thermoplastic	98%			2049	* *	1		
Motor Controllers	7070			2077		1		
Locally Mounted	100%			2034	* *	5	\$1,700	
round						-	+-,,	

Ground

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

Asset # : 49

Electrical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
bround						
Grounding Devices						
Generic	50%	LIFE	* *	5	\$1,900	
	Other Observation, Extent : Light, Area Location : Sub-basement Explanation : In Building 253	Affected	: 100%			
Generic	50%	LIFE	* *	5	\$1,900	
	Other Observation, Extent : Light, Area Location : Sub-basement Explanation : In Building 256	Affected	: 100%			
.ighting						
Interior Lighting						
Fluorescent	60%	2029	\$1,020,900	10	\$142,900	
	T-8 Lamps And Fixtures, Extent : Light Location : Throughout The Building	Area Affe	ected : 100%			
Fluorescent	10% Compact Fluorescent Light, Extent : Li	2034 ght, Area	* * Affected : 100%	10	\$23,800	
	Location : Hallways					
Under Construction	30%					
Egress Lighting	200/	2027	* *	10	¢10.000	
Emergency, Battery	30%	2037	* *	10	\$18,800	
Exit, LED	10%	2064	* *	1	\$5.200	
Exit, Battery	30%	2037	* *	10	\$5,300	
Under Construction	30%					
Alarm Security System						
No Component	80%					
Generic	20%	2034	* *	1	\$19,400	
Generic	Other Observation, Extent : Light, Area			1	\$19,400	
	Location : Lobby, Hallways	Injjecieu	. 10070			
	Explanation : Surveillance Cameras					
Fire/Smoke Detection	Explanation . Surveillance Cumerus					
No Component	70%					
Generic, Digital	30%	2037	* *	1-3	\$48,000	
Generic, Digitai	Other Observation, Extent : Light, Area			1-5	φτ0,000	
	Location : Throughout The Building					
	Explanation : Strobe Lights, Manual I	Pull Statio	ns. Smoke Detecti	ors. Hore	is And Bells	
	Expression . Strobe Eignis, Human I	Starlo	, Smone Dereen			

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

Heating

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

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

Asset # : 49

	Current I	Repair	Futur	e Replacement	М	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Leak Evid Location Other Obs Location	ent, Extent 2 : Valve In 2 : Murray S	Sub-basement Extent : Light, Area Street			1		
100%			2032	* *	5	\$15,400	
Corroded	Extent : Se	•••	2029 d : 20%	\$1,237,100			
30% Other Obs Location	: Sub-base	ement Second Eleve			1	\$58,700	
Explana	tion : Unde	r Construction					
100%			2037	* *	1		
20%			2027	\$2,092,100	2	\$3,200	
20%			2024	\$116,600	1		
30%							
Other Obs Location	: Sub-base	ement Second Eleve					
1							
30%			2039	* *	4	\$3,800	
			2049	* *	4	\$1,900	
60%							
= ~ ~ ·							
30%							
	Total100%Leak EvidLocationOther ObsLocationExplana100%Corroded,Location70%30%Other ObsLocationExplana100%20%30%30%Other Obs20%30%30%Other ObsLocation20%30%30%Other ObsLocation	% of TotalFail Date (Years)100%Now Leak Evident, Extent Location : Valve In Other Observation, E Location : Murray & Explanation : From100%100%100%Now Corroded, Extent : Se Location : Sub-base Explanation : Sub-base Explanation : Under100%20%20%20%30%30%Other Observation, E Location : Sub-base Explanation : Under100%20%30%30%0ther Observation, E Location : Sub-base Explanation : Under100%20%30%30%0ther Observation, E Location : Sub-base Explanation : Under30%30%10%60%70%70%	Total (Years) 100% Now \$2,000 Leak Evident, Extent : Moderate, Area A Location : Valve In Sub-basement Other Observation, Extent : Light, Area Location : Murray Street Explanation : From Con Edison 100% Now \$61,900 Corroded, Extent : Severe, Area Affecte Location : Sub-basement 70% 30% Other Observation, Extent : Light, Area Location : Sub-basement Second Eleve Explanation : Under Construction 100% 20% 30% Other Observation, Extent : Light, Area Location : Sub-basement Second Eleve Explanation : Under Construction 30% Other Observation, Extent : Light, Area Location : Sub-basement Second Eleve Explanation : Under Construction 30% Other Observation, Extent : Light, Area Location : Sub-basement Second Eleve Explanation : Under Construction 30% 100% 60% 70%	% of TotalFail Date (Years)Stimated Cost FY100%Now\$2,0002039Leak Evident, Extent : Moderate, Area Affected : Location : Valve In Sub-basementOther Observation, Extent : Light, Area Affected Location : Murray Street Explanation : From Con Edison2032100%Now\$61,9002029Corroded, Extent : Severe, Area Affected : 20% Location : Sub-basement202770%202730%202700%Now\$61,900202730%208202730%202720%203720%202720%202730%202730%202730%202730%202720%202730%202430%203910%203910%203910%203910%203910%203910%2039	% of Total Fail Date (Years) Stimated Cost FY 100% Now \$2,000 2039 ** 100% Now \$2,000 2039 ** Leak Evident, Extent : Moderate, Area Affected : 10% Location : Valve In Sub-basement 100% 2032 ** Other Observation, Extent : Light, Area Affected : 20% Location : Murray Street Explanation : From Con Edison 2032 ** 100% Now \$61,900 2029 \$1,237,100 Corroded, Extent : Severe, Area Affected : 20% Location : Sub-basement \$1,048,400 30% Other Observation, Extent : Light, Area Affected : 0% Location : Sub-basement Second Eleven Twelve Thirteen Floors Explanation : Under Construction \$1,048,400 30% 2037 ** 20% 2037 \$2,092,100 20% 2027 \$2,092,100 20% 2024 \$116,600 30% 2039 ** 0ther Observation, Extent : Light, Area Affected : 0% Location : Sub-basement Second Eleven Twelve Thirteen Floors Explanation : Under Construction 30% 2039 ** 30% 2039 ** </td <td>% of Fail Date Estimated Cost Total Year Estimated Cost (Years) Cycle (Yrs) 100% Now \$2,000 2039 *** 1 100% Now \$2,000 2039 *** 1 Leak Evident, Extent: Moderate, Area Affected : 10% Location : Valve In Sub-basement Other Observation, Extent : Light, Area Affected : 10% Location : Murray Street Explanation : From Con Edison 2032 ** 5 100% Now \$61,900 2029 \$1,237,100 Corroded, Extent : Severe, Area Affected : 20% Location : Sub-basement \$1,048,400 1 70% 2027 \$1,048,400 1 30% 2017 \$1,048,400 1 0ther Observation, Extent : Light, Area Affected : 0% Location : Sub-basement Second Eleven Twelve Thirteen Floors Explanation : Under Construction 1 20% 2027 \$2,092,100 2 20% 2024 \$116,600 1 30% 2039 ** 4 100% 2039 ** 4 100% 2039 ** 4 100% 2039 ** 4</td> <td>% of Total Fail Date Estimated Cost (Years) Year Estimated Cost (Yrs) Estimated Cost (Yrs) 100% Now \$2,000 2039 *** 1 Leak Evident, Extent : Moderate, Area Affected : 10% Location : Valve In Sub-basement 100% *** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Murray Street 2032 *** 5 \$15,400 100% Now \$61,900 2029 \$1,237,100 *** 1 100% Now \$61,900 2029 \$1,237,100 *** 5 \$15,400 100% Now \$61,900 2029 \$1,237,100 *** 5 \$15,400 100% Now \$61,900 2027 \$1,048,400 1 \$58,700 30% Other Observation, Extent : Light, Area Affected : 0% 100 \$30% 1 \$53,200 20% 2027 \$2,092,100 2 \$3,200 1 \$3,200 20% 2024 \$116,600 1 \$3,0% \$3,00 1 \$3,</td>	% of Fail Date Estimated Cost Total Year Estimated Cost (Years) Cycle (Yrs) 100% Now \$2,000 2039 *** 1 100% Now \$2,000 2039 *** 1 Leak Evident, Extent: Moderate, Area Affected : 10% Location : Valve In Sub-basement Other Observation, Extent : Light, Area Affected : 10% Location : Murray Street Explanation : From Con Edison 2032 ** 5 100% Now \$61,900 2029 \$1,237,100 Corroded, Extent : Severe, Area Affected : 20% Location : Sub-basement \$1,048,400 1 70% 2027 \$1,048,400 1 30% 2017 \$1,048,400 1 0ther Observation, Extent : Light, Area Affected : 0% Location : Sub-basement Second Eleven Twelve Thirteen Floors Explanation : Under Construction 1 20% 2027 \$2,092,100 2 20% 2024 \$116,600 1 30% 2039 ** 4 100% 2039 ** 4 100% 2039 ** 4 100% 2039 ** 4	% of Total Fail Date Estimated Cost (Years) Year Estimated Cost (Yrs) Estimated Cost (Yrs) 100% Now \$2,000 2039 *** 1 Leak Evident, Extent : Moderate, Area Affected : 10% Location : Valve In Sub-basement 100% *** 1 Other Observation, Extent : Light, Area Affected : 100% Location : Murray Street 2032 *** 5 \$15,400 100% Now \$61,900 2029 \$1,237,100 *** 1 100% Now \$61,900 2029 \$1,237,100 *** 5 \$15,400 100% Now \$61,900 2029 \$1,237,100 *** 5 \$15,400 100% Now \$61,900 2027 \$1,048,400 1 \$58,700 30% Other Observation, Extent : Light, Area Affected : 0% 100 \$30% 1 \$53,200 20% 2027 \$2,092,100 2 \$3,200 1 \$3,200 20% 2024 \$116,600 1 \$3,0% \$3,00 1 \$3,

Ventilation

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

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

Asset # : 49

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation						
Distribution			ala ala	~ -	¢101.400	
Ductwork/Diffusers	70%	LIFE	* *	2-5	\$101,400	
Under Construction	30% Other Observation, Extent : Light, Are	a Affaatad	. 00/			
	Location : Sub-basement Second Ele Explanation : Under Construction					
Exhaust Fans	I.					
Interior	98% Now \$97,500 Malfunctioning, Extent : Moderate, Ar Location : Toilet Exhaust Fans	2029 ea Affectea	\$975,400 <i>l : 50%</i>	2	\$6,200	
Roof	2%	2034	* *	2	\$200	
lumbing						
H/C Water Piping						
Brass/Copper	80%	2039	* *	1		
Galvanized Steel	20% Now \$12,300	2027	\$245,500	1		
	Corroded, Extent : Severe, Area Affect Location : Basement	ed : 10%				
HW Heat Exchanger						
Steam Fired	100%	2029	\$445,500	4	\$38,500	
	Other Observation, Extent : Light, Are	a Affected	: 50%			
	Location : Building 256					
Sanitary Piping	Explanation : Under Construction					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	10070	LIIL		1		
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	50%	2029	\$21,300	4	\$4,100	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Sub-basement					
	Explanation : Building 253					
Non-Submersible	50%	2024	\$21,300	4	\$2,700	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Sub-basement					
	Explanation : Building 256					
Backflow Preventer						
Generic	100%	2029	\$71,100	1	\$15,900	
Fixtures	1000/					
Generic	100%					
Floweters						
Elevators Geared Traction	100%	LIFE	* *			
Ofaitu Hatiloli	Other Observation, Extent : Light, Are					
	<i>Location : Two Units From Basemen</i> One Unit From Sub-basement, Basem Explanation : Five Units	t To 14th F	Floor, Two Units	From 1st	To 14th Floor,	

Fire Suppression

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

Asset # : 49

lechanical	Current Repair	Future Repla	acement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
re Suppression						
Standpipe		• • • •				
Generic	100%	2039	* *	1-5	\$135,800	
Sprinkler						
No Component	50%					
Generic	50%	2049	* *	1-2	\$36,400	
	Other Observation, Extent : Ligh	nt, Area Affected : 15%				
	Location : Sub-basement, Base	ment, 1st Floor				
	Explanation : Part Of The Buil	ding Only				
Fire Pump						
No Component	50%					
Generic	50%	2042	* *	1	\$24,300	
	Other Observation, Extent : Ligh	nt, Area Affected : 50%				
	Location : 256 Sub-basement					
	Explanation : Serves Both Buil	dings				

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

OOKLYN	Agency's Number	: 312-326
GS0034.000 / 2043	Yr Built/Renovated	: 1919 / 2002
),000	Project Type	: REAL PROPERTY
Feb-2019	Landmark Status	: NONE
sement, Sub Basement, Roof, Fl	oors 1,2,4,5,9,12,Ph	
Lot : 123	BIN	: 3000263
	5 ADAMS STREET BTWN: WI COOKLYN GS0034.000 / 2043),000 Feb-2019 sement, Sub Basement, Roof, Fl	GS0034.000 / 2043Yr Built/Renovated0,000Project TypeFeb-2019Landmark Statussement, Sub Basement, Roof, Floors 1,2,4,5,9,12,Ph

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$10,005,100	\$39,611,900
Importance Code A	\$2,229,600	\$790,000
Importance Code B	\$7,597,000	\$38,784,500
Importance Code C	\$178,500	\$37,400
Total	\$10,005,100	\$39,611,900
EXPENSE	FY 2021 FY 2022	FY 2023 FY 2024
Exterior Architecture	\$37,200	\$8,800
Interior Architecture	\$018,000	\$040.800

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
Total	\$1,278,700	\$260,200	\$342,800	\$1,201,000
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			
Total	\$1,278,700	\$260,200	\$342,800	\$1,201,000



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

Asset # : 2043

chitecture		Current R	epair	Futur	e Replacement	М	aintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$276,200		
Masonry: Brick		Now	\$440,000	LIFE	* *	5	\$275,700		
		-	ents, Extent : Mod						
			h Floor Window C						
			tent : Moderate, 2 hth Floors West Sid						
					ő		** * * * *		
Masonry: Limestone		Now	\$226,800	LIFE	**	5	\$26,500		
			, Extent : Light, A	rea Affec	sted : 10%				
	Location : Throughout Vertical Cracks, Extent : Moderate, Area Affected : 5%								
			ast And Southwes						
		. In Sound	usi mu sounwes		* *	5 10	¢49.600		
Metal Panel	2%	N	\$20,700	2050	* *	5-10	\$48,600		
Granite Panels	2%		\$39,700 Extent : Moderate	LIFE		5	\$5,300		
	0	0	uth And East Side	, Area A	ljecied : 10%				
			, Extent : Moderat	to Amon	Affected + 100/				
			out Base Of Buildi		Ajjecieu . 1076				
					5%				
	Loose Units, Extent : Moderate, Area Affected : 5% Location : Building Base On West Facade								
		-			Fected · 10%				
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : Building Base On West Facade								
		-	l, Extent : Modera		Affected : 20%				
	-	: West Fac		,	55				
Stucco Cement	2%			2043	* *	5	\$17,700		
Window Wall	1%			2050	* *	5	\$13,300		
Windows									
Aluminum		Now	\$571,700	2046	* *	5	\$32,200		
	-		t : Moderate, Area	ı Affected	d : 10%				
		: Through							
			t, Extent : Light, A	1rea Affe	ected : 30%				
		: Through							
			g, Extent : Modera	te, Area	Affected : 10%				
	-	: Through							
Steel		Now	\$79,200	2038	* *	5	\$44,800		
		-	tent : Moderate, 2						
					Along Pearl Street	1			
			tent : Moderate, A		cted : 10% Along Pearl Street	ŕ			
Doronata	Location	. reninous	e Levei Anu Groui	u Level	Along r earl Sireel	1			
Parapets Cast Stone/Terra Cotta	15%			LIFE	* *	5-10	\$41,500		
Masonry: Brick	75%			LIFE	* *	5-10 5-10	\$50,000		
-	10%			2035	* *	5-10	\$17,600		
Metal Rail									

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.

Asset # : 2043

Architecture	Curre	nt Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost [•] s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Roof								
Cast in Place Concrete	5%	* ~~ * ~~	LIFE	* *	10	\$7,000		
Copper/Terne	75% 0-2	\$89,300	2058	* *				
		g, Extent : Light, Area	<i>Affected</i>	: 20%				
	Location : Thro	ugnoui 1, Extent : Moderate, .	Area Affa	ctad · 10%				
	Location : Into		in cu nije	cica : 1070				
Modified Bitumen	20% Now		2030	\$240,500				
Modified Bitulien								
	Blisters, Extent : Moderate, Area Affected : 20% Location : Throughout							
		ashings, Extent : Mod						
	Location : 10th							
	Worn/Eroded, Ex	tent : Moderate, Area						
	Location : Thro	ughout						
nterior								
Floors	200/ 0.2	¢001 200	2020	¢17 (24 100	2	¢1.057.900		
Carpet	30% 0-2 Wown/Encoded Fre	\$881,200 tent : Moderate, Area	2029	\$17,624,100	3	\$1,957,800		
	Location : Thro		Ajjecieu	. 1370				
Cast in Place Concrete	10%	ugnoui	LIFE	* *	5	\$1,903,400		
Cast III Flace Collefete		tent : Light, Area Affe			5	\$1,905,400		
	Location : Base							
Ceramic Tile	3% Now	\$267,600	2033	* *	5	\$65,300		
		ing, Extent : Light, Ar		ed : 10%	5	<i>405,500</i>		
	Location : Thro		55					
Marble Panels	2%		LIFE	* *	5	\$130,500		
Terrazzo	2%		LIFE	* *	5	\$136,000		
	Horizontal Crack	s, Extent : Light, Area	Affected	: 5%				
	Location : Entre	ince						
Vinyl Tile	43% 0-2	\$841,300	2030	\$16,826,900	3	\$701,500		
		ing, Extent : Light, Ar	ea Affecte	ed : 10%				
	Location : Throughout							
		Extent : Light, Area	Affected :	5%				
	Location : Thro	-						
Vinyl Tile 9" X 9"	10% Now		2035	**	3	\$163,100		
	Adhesion Failure							
	Location : Basement Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Base		ieruie, Ar	еи Ајјескей . 5%				
		ing, Extent : Moderate	e. Area A	ffected : 5%				
	Location : Base		c, 11 cu 11j	<i>Jeereu</i> . <i>57</i> 6				
		tent : Moderate, Area	Affected	: 100%				
	Location : Base							

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.

Asset # : 2043

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
iterior									
Interior Walls	100/		* 1 • • • • • • •						
Cast in Place Concrete		Now	\$109,900	LIFE	**				
	-	-	Extent : Moderate	e, Area A	ffected : 20%				
			In Basement		<i>CC</i> 1 2 00/				
	•	-	Extent : Moderate		ffected : 20%				
			l Room And Baser		. 1 200/				
			xtent : Moderate, 1		cted : 20%				
		: Electrica	l Room And Baser						
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%		\$24,400	LIFE	* *	5	\$17,200		
	-	-	Extent : Severe, A						
	Location	: 8th And 9	9th Floor And At V	arious C	offices On Other Fl	oors			
Ceilings									
AcousTileConcealSpLn		Now	\$930,700	2028	\$9,307,300	5	\$679,800		
			, Extent : Moderat		Affected : 5%				
			r Above Hung Cei	-					
	-		Extent : Moderate,	Area Af	fected : 20%				
		: Various	_						
			Extent : Severe, A		cted : 100%				
	-		e And Throughou						
AcousTileSusp.Lay-In		Now	\$744,600	2043	* *	5	\$870,100		
		-	ents, Extent : Ligh						
	Location : Penthouse 9th Floor And Various Locations Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
					ocations Througho	ut			
	-	-	Extent : Severe, A						
	Location	: Penthous	se 9th Floor And V	arious L	ocations Througho	ut			
Exposed Concrete	5%			LIFE	* *	5-10	\$271,900		
Plaster		Now	\$755,100	LIFE	* *	5	\$679,800		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Stairs At Penthouse								
			: Moderate, Area	Affactod	. 100%				
		: Stairs At		Ајјестей	. 10070				
			xtent : Moderate, 1	Area Affe	cted · 5%				
				1.0011990					
		: Stairs At							
Plaster	Location	: Stairs At	1 ennouse	LIFE	* *	5-10	\$373.900		
Plaster ite Pavements		: Stairs At	1 ennouse	LIFE	* *	5-10	\$373,900		
	Location	: Stairs At	1 chinouse	LIFE	* *	5-10	\$373,900		
Site Pavements	Location	4+	\$11,800	LIFE 2043	**	5-10	\$373,900		
ite Pavements Public Sidewalk	Location 5%	4+		2043	* *	5-10	\$373,900		

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.

Asset # : 2043

Electrical	Current Repair Future Replacement					M	aintenance		
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts								•	
Service Equipment									
Fused Disc Sw	75%			2050	* *	5	\$1,000		
		ervation, Exten	-	Affected	: 100%				
		: Electrical Ro		4.10	2 000 4	7 •.			
		tion : Two 4,000	Ampere Unit		e 2,000 Ampere U		#2 00		
Fused Disc Sw	25%			2030	\$55,600	5	\$300		
Transformers	1000/			2042	* *	5	¢1 200		
Dry Type	100% Other Obs	ervation, Exten	t · Light Arga	2043		5	\$1,200		
		: Throughout	i . Ligni, Area	Ајјестей	. 10070				
		tion : Various S	1705						
Switchgear / Switchboard	ылриши		200						
Molded Case Bkrs	100%			2050	* *	5	\$8,400		
Raceway	10070			2000			\$0,100		
Conduit	80%			2030	\$533,600	1			
Conduit	20%			2050	* *	1			
Panelboards									
Molded Case Bkrs	20%			2038	* *	5	\$1,700		
Molded Case Bkrs	80%			2046	* *	5	\$6,700		
Wiring									
Braided Cloth	30%		\$309,200	2055	* *	1			
		Aged, Extent :		ea Affecte	d : 100%				
		a : Electrical Ro	от						
Thermoplastic	30%			2040	* *	1			
Thermoplastic	40%			2050	* *	1			
Motor Controllers						_	.		
Locally Mounted	70%			2043	* *	5	\$1,500		
Motor Control Center	25%			2043	* *	5	\$2,200		
Variable Frequency	5%			2043	* *				
Drive	Other Ob	ervation, Exten	t · Light Area	Affected	· 100%				
		: 12th Floor M	-		. 10070				
		tion : Variable I			rved				
Ground									
Grounding Devices									
Generic	100%	2-4	\$10,100	LIFE	* *	5	\$4,700		
	Other Obs	ervation, Exten	t : Moderate, A	Area Affe	cted : 100%				
	Location	a : Water Main I	Basement						
	Explana	tion : Corroded							
Stand-by Power									
Transfer Switches		4.	AA A A	a c - c	فو	-	\$666		
Automatic	100%	4+	\$9,400	2050	* *	1	\$88,600		
		vice, Extent : M	oaerate, Area	Ajjected	: 100%				
		: Basement	t. Liaht Au	Affected	. 1000/				
		ervation, Exten : Basement	. Ligni, Area	Ajjected	. 100%				
		tion : Transfer S	witch Is Now	And Not	Connected				
					connected ential future inflatio				

 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.

Asset # : 2043

			ASSEL # . Z	043				
Electrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
and-by Power								
Generators Diesel		Now ervation F	\$7,700 Extent : Light, Area	2039 Affected	* *	1	\$111,500	
	Location	: Water P	ump Room Baseme 41 Kilovolt-ampere	nt	. 10070			
Batteries	1000/					_	* • • • • • •	
Lead/Acid	100%			2023	\$1,600	5	\$11,900	
Fuel Storage	500/			2020	¢12 200	-	¢20.700	
Day Tank	50%			2029	\$12,300 * *	5	\$29,700	
Main Tank	50%			2033		5	\$4,700	
ighting Interior Lighting								
Interior Lighting Fluorescent	100%			2035	* *	10	\$293,500	
Fluorescent		and Firth	ures, Extent : Light,		fected · 100%	10	\$295,500	
	· ·	: Through	-	211 cu 21jj	ecieu : 10070			
Egress Lighting	2000000							
Emergency, Service	10%			2030	\$16,700	1		
Exit, LED	90%			2058	**	1		
Exterior Lighting	2070			2020		1		
HID	Other Obs Location	: Perimete					a.	
		tion : Out (Of Service Because	Of New	Ground Floor Con	nmercial	Stores	
No Component	80%							
larm Fire/Smoke Detection No Component	80%							
Generic, Analog	Other Obs Location	: Through	\$70,100 Extent : Moderate, A cout m Stays In Trouble			1-3 ure	\$35,900	
Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating	•			-				
Energy Source Interruptible Gas/Dual Fuel	100%			2050	* *	1		
1 401	Location	: Vault	Extent : Light, Area		': 100%			
	Explana	tion : One	10,000 Gallon Tan	k				

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

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

Asset # : 2043

Mechanical	Current Repair Future Replace			e Replacement	ement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Conversion Equipment Heat Exchanger, Plate & Frame	z 10%			2039	* *	1	\$15,800	
Steam Boiler	Leak Evid Location	: Basemer				1	\$256,700	
	Location	ervation, E : Basemer tion : 3 Un		Affected	: 100%			
Distribution	<u>,</u>							
Hot Wtr Piping/Pump	50%			2038	* *	4	\$11,800	
Central Plant Steam Piping/Pmp	50%			2040	* *	4	\$7,900	
Terminal Devices Air Handler	Other Obs		\$17,800 Extent : Moderate, A ssor And Air Dryer		\$891,700 ected : 3%	1	\$35,600	
		-	matic Control Syst					
Air Handler	10%			2035	* *	1	\$19,800	
Convector/Radiator	50%			2035	* *	1	\$51,700	
Fan Coil Unit/Heat	20%			2030	\$949,700	1	\$20,700	
ir Conditioning								
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment	0.00/			• • • • •				
Centrifugal, Elec Chiller	R-22 Refr		tent : Light, Area A	2039 ffected :	* *	1	\$311,700	
	Other Obs	: Basemer ervation, B : Basemer	Extent : Light, Area	Affected	: 90%			
		tion : Two						
Exterior Pkg Unit - Cooling		0-2	\$12,800	2030	\$128,400	2	\$800	
			nt : Severe, Area Afj f 2 Units Not Worki					
		gerant, Ex	tent : Light, Area A	-	-			
Split Unit	5%	-		2035	* *			
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2030	\$309,400	4	\$18,900	
No Component	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.

Asset # : 2043

Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning						
Terminal Devices						
Air Handler/Cool/Ht	90% Now \$320,000	2025	\$3,200,400	1	\$160,300	
	Noisy/Vibrating, Extent : Moderate, An	•ea Affecte	ed : 15%			
	Location : 6th Floor					
Fan Coil - 4 Pipe	5%	2030	\$371,200	1	\$5,200	
No Component	5%					
Heat Rejection						
Water Cooling Tower	90%	2031	* *	2	\$289,800	
C	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Adjacent Building					
	Explanation : Cooling Tower					
No Component	10%					
Ventilation	10/0					
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$282,500	
Exhaust Fans	10070			20	\$202,500	
Interior	80%	2030	\$902,400	2	\$7,800	
Roof	20%	2030	\$105,300	2	\$2,000	
lumbing	2070	2025	\$105,500	2	\$2,000	
H/C Water Piping						
Galvanized Steel	100% 0-2 \$69,600	2035	* *	1		
Garvanized Steer	Corroded, Extent : Severe, Area Affect			1		
	Location : Basement	cu . 570				
Water Heater	Location : Dasement					
Electric	2%	2025	\$5,600	4	\$100	
Electric	Other Observation, Extent : Light, Are			4	\$100	
	Location : 12th Floor	и лујестей	. 270			
	Explanation : 40 Gallon Tank	2020	¢100.500	•	# 4, c 0, 0	
Gas Fired	98%	2028	\$189,500	2	\$4,600	
	Other Observation, Extent : Light, Are	a Affected	: 100%			
	Location : Basement					
	Explanation : One 250 Gallon Tank					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2030	\$48,300	4	\$10,100	
Sewage Ejector(s)						
Electric	100%	2030	\$91,300	4	\$19,100	
Fixtures						
Generic	100%					
	Obsolete Fixtures, Extent : Severe, Are	ea Affected	! : 100%			
	Location : Throughout					

Vertical Transport

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.

Asset # : 2043

Mechanical	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	Cost Cycl (Yrs	e Estimated Cost)	Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Light, Are	a Affected : 100%			
P:	Location : Six Units From 1st To 12t Units From 1st To 6th Floor Explanation : 9 Units	h Floor, One Unit Froi	n Basement	To 13th Floor, Two	
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	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: 70 MULBERRY ST.		
Address	: 70 MULBERRY ST. BTWN: CANAL S	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
Total		\$1,441,300		\$1,686,600
Importance Code A		\$339,100		\$36,800
Importance Code B		\$868,400		\$1,649,800
Importance Code C		\$233,800		
Total		\$1,441,300		\$1,686,600
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			
Tetal	¢200.100	\$7.000	Ø 40 2 00	Ø12 500

Total	\$200,100	\$6,900	\$48,200	\$13,500
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
Total	\$200,100	\$6,900	\$48,200	\$13,500



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.

70 MULBERRY ST.

Asset # : 14539

rchitecture		Current	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls						_		
Masonry: Brick	70%			LIFE	* *	5	\$73,700	
Masonry: Brownstone		Now	\$79,200	LIFE	* *	5	\$5,900	
		-	ients, Extent : Mod 1d West Facades	erate, Ar	ea Affectea : 10%			
			t : Moderate, Area .	Affected	. 200/			
			nd West Facades	Ајјестей	20%			
				TIPP	* *	-	#2 000	
Masonry: Fieldstone		Now n Miss/Eno	\$24,100 d, Extent : Moderat	LIFE		5	\$2,000	
		r Miss/Ero 1 : Foundat		e, Area I	4 <i>jjecieu</i> . 2576			
			Txtent : Moderate, A	1raa Affa	ected · 20%			
		ien anon, E i : Foundai		пец лује	cieu . 2070			
Masonry: Limestone		Now	\$6,100	LIFE	* *	5	\$2,000	
Masonry. Ennestone			d, Extent : Moderat			5	\$2,000	
			Head Lintels	c, 11/cu 1	<i>Ijjecicu</i> : 576			
Metal Panel		Now	\$6,000	2040	* *	5	\$4,900	
Wietai I allei	• • •		so,000 nents, Extent : Mod		ea Affected · 10%	5	\$4,900	
		0	Fire Escapes At E		00			
			Extent : Moderate, A					
		-	Fire Escapes At E					
Windows			*					
Aluminum	100%	Now	\$223,100	2046	* *	5	\$12,600	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
	Location	i : Through	out					
Parapets								
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		
Roof	500/			2022	* *	10		
Asphalt Shingle	50%			2033	* *	10	¢100	
Modified Bitumen	35%			2035	* *	10	\$100 \$100	
Skylight, Metal/Glass	10%			2050	* *	10	\$100	
Skylight, Plastic	5%			2043	4. 4.	1		

Interior

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

70 MULBERRY ST.

Asset #: 14539

Architecture	Current Repair		re Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						
Floors						
Cast in Place Concrete	15% Now Broken/Missing Elements, Location : Boiler Room	\$6,300 LIFE Extent : Moderate, A		5	\$25,000	
	Drains Clogged, Extent :	Moderate, Area Affect	ted : 5%			
	Location : Boiler Room					
	Water Penetration, Extent Location : Boiler Room	: Moderate, Area Aff	fected : 5%			
Mosaic Tile	5%	2043	* *	5	\$9,500	
Quarry Tile	5%	2043	* *	5	\$5,700	
Slate	5%	LIFE	* *	5	\$8,100	
	Other Observation, Extend Location : Main Stair Explanation : Stone Floo		d : 100%			
Vinyl Tile	15% Now	\$10,300 2035	* *	3	\$4,300	
, myr i ne	Cracking/Crumbling, Exte Location : Main Cafeter Worn/Eroded, Extent : Mo Location : Main Cafeter	ent : Moderate, Area A ia oderate, Area Affectea	Affected : 10%	5	\$ 1,500	
Vinyl Tile 9" X 9"	15% Now Broken/Missing Elements, Location : Classrooms L		00	3	\$4,300	
	Cracking/Crumbling, Exte Location : Classrooms L Loose Units, Extent : Moa Location : Classrooms L	ocated On Floors 4 A lerate, Area Affected :	nd 5 15%			
Wood	40% Now Deteriorated Finish, Exter Location : 4th And 5th F Worn/Eroded, Extent : Mo	Cloors		5	\$28,500	
	Location : 4th And 5th F					

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.

70 MULBERRY ST.

Asset # : 14539

Architecture		Current	ASSEL#.14		o Bonloosmant		aintenance	
	Current Repair Future Replacement							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	50/			2020	* *	-	#7 000	
Ceramic Tile	5% 15%			2039 LIFE	* *	5 5-10	\$5,800 \$29,600	
Gypsum Board Masonry: Brick		Now	\$95,800	LIFE	* *	3-10	\$29,000	
Widsoniny. Driek			oderate, Area Affec		6			
		: Basemer						
	Worn/Ero	ded, Extent	t : Moderate, Area	Affected	: 25%			
	Location	: Basemer	1t					
Plaster		Now	\$138,000	LIFE	* *	5	\$24,400	
			ients, Extent : Mod	lerate, Ar	ea Affected : 2%			
		a : 5th Floo		- 1 1	£ 100/			
		crumbling, 1 : 4th & 5th	, Extent : Moderate h Eloor	e, Area A	fjectea : 10%			
			Extent : Moderate	Area Af	fected : 50%			
		: Through		111 000 1199				
		-	t : Moderate, Area	Affected	: 50%			
	Location	: Through	out					
Ceilings	•			2012	ata ata	-	¢15000	
AcousTileSusp.Lay-In Embossed Metal	20% 45%			2043 LIFE	* *	5 5	\$15,200	
Endossed Metal		ted Finish	Extent : Moderate			3	\$30,800	
	Location : Throughout							
	Paint Pee	-	t : Moderate, Area	Affected	: 5%			
Gypsum Board	5%			LIFE	* *	5-10	\$13,100	
Plaster		Now	\$31,700	LIFE	* *	5	\$14,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : 4th And 5th Floor							
		ling, Extent : 4th And	t : Moderate, Area 5th Floor	Affected	: 5%			
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Free Standing Walls Masonry: Brick	1000/	Now	\$9,900	2040	* *			
Masoni y. Brick	100% Now \$9,900 2040 ** Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%							
		: Rear Ya			1))0000000 1 10000			
	Spalling, I	Extent : Mo	oderate, Area Affec	ted : 15%	6			
	Location	: Rear Yai	rd					
ite Pavements								
Public Sidewalk	1000/	NT	#3 00	2025	* *			
Cast in Place Concrete		Now issing Elen	\$300 nents, Extent : Mod	2035 lerate Ar				
		-	ant On Mulberry S		cu 2133ccieu . 5/0			
			, Extent : Moderate		fracted , 20/			
	Crucking	Crumbung,	, Extent . Moderate	e, Area A	ffectea : 270			

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.

70 MULBERRY ST.

Asset # : 14539

Architecture		Current Repair Future Replacement Maintenanc				aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priorit
ite Pavements							
On-Site Walkways	(50/		2025	* *			
Cast in Place Concrete Pavers/Stone		Now \$5,200	2035 2033	* *			
Pavers/Stone		Now \$5,200 issing Elements, Extent : Mod					
		ssing Elements, Extent . Moo		eu Ajjecieu . 576			
		r Miss/Erod, Extent : Modera		Affected · 20%			
		: At All Entry Stairs	<i>iie</i> , <i>iiieu i</i>	<i>ijjeeleu</i> : 2070			
Electrical		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							•
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$200	
		ervation, Extent : Light, Area	a Affectea	l : 100%			
		: Basement	_				
	Explana	tion : Two 400 Ampere Main	Disconne	ect Switches			
Raceway	1000/		2020	¢02 100	1		
Conduit	100%		2030	\$92,100	1		
Panelboards Fused Disc Sw	10%		2029	\$9,500	5	\$100	
Molded Case Bkrs	90%		2029	\$9,500	5	\$1,000	
Wiring	9070		2029	\$65,400	5	\$1,000	
Braided Cloth	100%	4+ \$124,600	2055	* *	1		
Blanded Cloth	On Extend	led Life, Extent : Moderate, A		eted : 100%	1		
	Location	: Throughout					
Motor Controllers	1000/		• • • •	†• • • • • • • • • • • • • • • • • • •	_	**	
Locally Mounted	100%		2028	\$31,200	5	\$300	
Bround							
Grounding Devices	1000/	2-4 \$10,100	LIPP	* *	5	\$600	
Generic	100% Other Obs	2-4 \$10,100 vervation, Extent : Moderate,	LIFE		3	2000	
		: Basement	III EU AJJE				
r 1.1.41	Explana	tion : Corroded					

Lighting

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.

70 MULBERRY ST.

Asset # : 14539

ectrical	Current Repair			Futur	e Replacement	Μ		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
hting								
Interior Lighting	100/			• • • • •		10		
Fluorescent	Location			2030 Affected	\$101,200 1:50%	10	\$15,400	
Fluorescent	50%			2030	\$126,600	10	\$19,300	
	Location	: Through	Extent : Light, Area out pact Fluorescent Lo	Affected				
LED	10%			2035	* *			
	Location	ervation, E : Main Sta tion : LED		Affected	: 100%			
Egress Lighting	ылрини	non . LED	Costi veu					
Emergency, Battery	50%			2030	\$30,000	10	\$5,100	
Exit, Battery	50%			2030	\$25,400	10	\$1,400	
Exterior Lighting								
HID	Not in Ser		\$16,800 t : Moderate, Area Egress Stairs	2030 Affected	\$33,600 : 100%			
No Component	80%							
Security System No Component Generic	-	4+	\$4,000 nt : Moderate, Area out	2035 a Affected	* * d : 100%	1	\$4,200	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2030	\$138,000	1-3	\$8,000	
echanical		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ting								
Energy Source Natural Gas	100%			2040	* *	1		
Conversion Equipment Steam Boiler	Location			2035 Area Affe	* * ected : 100%	1	\$41,600	
Distribution Steam Piping/Pump	100% Leak Evid	Now ent, Extent	\$55,200 : Severe, Area Affe r And Basement Re					

Estimates are rounded to the nearest hundred dollars.

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

70 MULBERRY ST.

Asset # : 14539

Mechanical	Current Repair	e Replacement	lacement Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating		-				
Terminal Devices						
Convector/Radiator	100%	2028	\$222,800	1	\$13,600	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment Interior Pkg Unit -	25%	2028	\$389,000	2	\$600	
Cooling	Other Observation Fritant Link	4 A	. 100/			
	Other Observation, Extent : Ligh	t, Area Affectea	: 10%			
	Location : 1st Floor					
	Explanation : 2 Units				** *	
Exterior Pkg Unit - Cooling	10%	2030	\$33,700	2	\$300	
	Other Observation, Extent : Ligh	00	: 20%			
	Location : 1st Floor Extension	U				
	Explanation : 1 Unit For 2nd F					
Split Unit	20%	2030	\$177,700			
	Other Observation, Extent : Ligh Location : 1st Floor Roof And U	•••	: 20%			
	Explanation : Serves 3rd Floor					
Window/Wall Unit	25%	2023	\$21,700	1		
No Component	20%	2023	\$21,700	1		
Distribution	2070					
Distribution Ductwork/Diffusers	20%	LIFE	* *	2	\$13,700	
No Component	80%			2	\$15,700	
/entilation	8070					
Distribution						
Distribution Ductwork/Diffusers	50%	LIFE	* *	2-5	\$18,500	
No Component	50%			25	\$10,500	
Exhaust Fans	5070					
Roof	25%	2030	\$17,300	2	\$300	
No Component	75%	2050	\$17,500	2	\$500	
Plumbing	7570					
H/C Water Piping						
Brass/Copper	5%	2050	* *	1		
Galvanized Steel	95% 4+ \$104		* *	1		
Gurvanized Steel	On Extended Life, Extent : Model		ted : 95%	1		
	Location : Risers Original To B	•••				
Water Heater		0				
Gas Fired	100%	2025	\$25,400	2	\$600	
Sanitary Piping	10070	2023	\$25,100	-	4000	
Cast Iron	100% 4+ \$182	,700 LIFE	* *	1		
Cubi IIoli	On Extended Life, Extent : Mode		ted · 80%	*		
	On Extended Life. Extent Mone	ule. Area Anei				

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70 MULBERRY ST.

Asset # : 14539

Mechanical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Storm Drain Piping						
Cast Iron	100% 4+ \$43,40		* *	1		
	On Extended Life, Extent : Moderate	e, Area Affected	: 80%			
	Location : Risers Original To Build	dings				
Sump Pump(s)						
Non-Submersible	100% 4+ \$6,30	0 2040	* *	4	\$900	
	On Extended Life, Extent : Moderate	e, Area Affected	: 20%			
	Location : Basement					
Fixtures						
Generic	100%					
ire Suppression						
Chemical System						
No Component	99%					
Generic	1%	2025	\$300	1-3		
	Other Observation, Extent : Light, A	rea Affected : 5	%			
	Location : 1st Floor					
	Explanation : Kitchen Hood					

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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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 115 CHRY : MANHAT : ACS0001.0 : 40,507 : 13-Feb-201	00 / 13411	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 1962 / 2001 : REAL PROPERTY : NONE : 1005645	
DIOCK	. 425	Lot : 22	DIN	: 1003043	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec			\$43,700		\$253,900
Interior Architect	ture		\$171,200		\$75,300
Electrical			\$68,700		\$386,200
Mechanical					\$1,323,900
Total			\$283,600		\$2,039,200
Importance Code	А		\$43,700		\$293,100
Importance Code			\$239,900		\$1,670,900
Importance Code	С				\$75,300
Total			\$283,600		\$2,039,200
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$45,300			
Interior Architect	ture	\$35,900		\$5,100	\$6,200
Electrical		\$1,200	\$1,100	\$700	\$16,900
Mechanical		\$18,100	\$7,500	\$20,800	\$26,200
Elevators/Escalat	tors	\$9,900	\$9,900	\$9,900	\$9,900
Total		\$110,400	\$18,500	\$36,600	\$59,100
Importance Code	A	\$47,300	\$2,000	\$2,000	\$2,100
Importance Code		\$52,100	\$16,500	\$30,900	\$57,000
Importance Code	C	\$11,000		\$3,700	
Total		\$110,400	\$18,500	\$36,600	\$59,100



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 ADMINISTRATION BUILDING

Asset # : 13411

rchitecture	Current Repair			Futur	e Replacement	Μ	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	100/			LIPP	* *	~	¢24.000	
Cast in Place Concrete	10% 20%	2-4	¢22.200	LIFE	* *	5	\$34,900	
Masonry: Brick			\$22,300 Extent : Moderate	LIFE		5	\$14,000	
	Location	: Bulkhead						
Masonry: Brick Cavity	65%			LIFE	* *	5	\$45,400	
Stucco Cement		Now	\$5,400	2034	* *	5	\$4,400	
		Crumbling, : Bulkhead	Extent : Moderate d	e, Area A	ffected : 20%			
	Loose/Del	am Surface	e, Extent : Moderat	e, Area A	Affected : 25%			
	Location	: Bulkhead	d					
Windows								
Aluminum	100%	Now	\$43,700	2045	* *	5	\$4,900	
	Caulking L	Deteriorate	ed, Extent : Modera	ite, Area	Affected : 50%			
	Location : Throughout							
	Water Per	etration, E	xtent : Light, Area	Affected	: 10%			
	Location	: Through	out					
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,700	
Concrete Masonry Unit	25%			LIFE	* *	5	\$1,200	
	-		tent : Moderate, Ai de, Throughout	rea Affec	ted : 5%			
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	
8	Corrosion		xtent : Moderate, 2		ected : 25%		• ,	
Roof								
Metal, Corrugated	5%	Now	\$200	2034	* *	1		
			iss, Extent : Moder er Play Area	ate, Area	Affected : 10%			
Modified Bitumen	10%	Now	\$5,200	2029	\$25,800			
	Vegetation Growth, Extent : Moderate, Area Affected : 10% Location : West Roof Over Second Floor							
	Worn/Eroded, Extent : Light, Area Affected : 25% Location : West Roof Over Second Floor							
			Extent : Moderate,		ected : 5%			
		: Penthou						
			ia Damage					
Dlay Surface				2020	¢200 500			
Play Surface	85%	2-4 r/Impact D	\$10,400 Extent : M	2029	\$208,500	<u> </u>		
		r/Impact D : Through	-	ouerate,	Area Affected : 5%	,		
	Location	. 1nrough	000					
Soffits	1000/			2024	* *	10		
Cement-Fiber Panel	100%			2034	• •	10		

Interior

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 ADMINISTRATION BUILDING

Asset # : 13411

		ASSEL # . I	0411				
Architecture	Current Repair Future Replacement			e Replacement	М		
System Component Type		Date Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$6,300	
Ceramic Tile	5%		2038	* *	5	\$2,900	
Quarry Tile	5% 4- Cracking/Crum Location : Ma	bling, Extent : Light, A	2042 rea Affecto	* * ed : 5%	5	\$2,200	
Vinyl Tile	Location : Bas Cracking/Crum Location : Roo Patching Evider Location : Thi Worn/Eroded, E	Elements, Extent : Mo sement bling, Extent : Moderat om 402, Basement Corr at, Extent : Moderate, 2 roughout Extent : Moderate, Area	te, Area Aj ridor Area Affec 1 Affected	Gected : 25% ted : 15%	3	\$18,500	
Interior Walls	Location . Roo	om 402, Basement Corr	riuor				
Interior Walls Ceramic Tile	5%		2038	* *	5	\$7,400	
Gypsum Board	85% 0-	2 \$11,000	LIFE	* *	5	\$75,300	
Gypsum Doard	Cracking/Crum	bling, Extent : Light, A sement Corridor		ed : 5%	5	\$75,500	
Plaster	10%		LIFE	* *	5	\$4,400	
Ceilings AcousTileSusp.Lay-In	Location : The	Elements, Extent : Mo coughout pring, Extent : Light, A			5	\$27,000	
Exposed Struc: Steel		2 \$126,800 ing, Extent : Moderate, am In Mechanical Roor		* * cted : 10%			
ite Pavements							
Public Sidewalk Cast in Place Concrete	100%		2042	* *			
Electrical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location : Ele	ion, Extent : Light, Are ctrical Room Basemen	t		5	\$200	
Switchgear / Switchboard	Explanation :	One 1200 Ampere Mai	n Disconn	ect Swiich			
Fused Disc Sw	100%		2029	\$155,100	5	\$200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 ADMINISTRATION BUILDING

Asset # : 13411

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Raceway							
Conduit	95%		2029	\$87,500	1		
Conduit	5%		2025	**	1		
Panelboards	570		2000		1		
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	
Wiring	-			•):	-		
Thermoplastic	80%		2029	\$99,700	1		
Thermoplastic	20%		2055	* *	1		
Motor Controllers							
Locally Mounted	100%		2027	\$31,200	5	\$300	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
Lighting							
Interior Lighting							
Fluorescent	50%		2037	* *	10	\$18,600	
	-	And Fixtures, Extent : Light,	Area Af	fected : 100%			
		: Throughout The Building					
Fluorescent	30%		2034	* *	10	\$11,100	
	-	And Fixtures, Extent : Light,	Area Af	fected : 100%			
		: Throughout The Building					
LED	20%		2037	* *			
Egress Lighting							
Emergency, Battery	50%		2034	* *	10	\$4,900	
Exit, Service	50%		2034	* *	1		
Exterior Lighting			2624		2		
Incandescent	50%		2024	\$68,700 * *	2		
LED	50%		2037	* *			
Alarm							
Fire/Smoke Detection	70%						
No Component Generic, Digital	70% 30%		2034	* *	1-3	\$7,500	
Generic, Digitai	3070		2034		1-3	\$7,300	
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	FY	Louinated Cost	(Yrs)	Louinated Cost	1 10110
Туре		· · · · · ·			()		
Heating							
Energy Source	1000/		2020	ىلە بىلە	-	¢12 (00	
Fuel Oil No 2	100%		2039	* *	5	\$12,600	

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 ADMINISTRATION BUILDING

Asset # : 13411

Mechanical		Current Repair	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment							
Hot Water Boiler	Location	ed For Hot Water, Extent : Lig : Basement	-		1	\$20,000	
	Location	servation, Extent : Light, Area 1 : Basement tion : 1 Unit	Ајјестеа	1:100%			
Distribution Hot Wtr Piping/Pump	100%		2037	* *	4	\$3,000	
Terminal Devices							
Air Handler	50%		2029	\$282,200	1	\$12,500	
Convector/Radiator	50%		2034	* *	1	\$6,500	
ir Conditioning						*	
Energy Source							
Electricity	100%		2037	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	100%		2029	\$340,700	1	\$18,800	
	-	igerant, Extent : Light, Area A 1 : Mechanical Room Each Fle		100%			
Distribution							
CW & CHW Wtr Pipe/Pump	100%		2039	* *	4	\$2,000	
Terminal Devices Air Handler/Dir Expansion	100%		2029	\$448,800	1		
Heat Rejection	1000/		2027	¢152 200	2	¢ 40, 900	
Water Cooling Tower	100%		2027	\$152,300	2	\$40,800	
ventilation							
Distribution Ductwork/Diffusers	100%		LIDD	* *	2.5	¢22 (00	
	100%		LIFE		2-5	\$22,600	
Exhaust Fans	70%		2029	\$100,000	n	\$900	
Interior Roof	30%		2029	\$20,000	2 2	\$400	
	3070		2029	\$20,000	Z	\$400	
lumbing H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Sanitary Piping	10070		2039		1		
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	

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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 ADMINISTRATION BUILDING

Asset # : 13411

Mechanical	Current Repair	Future Repl	acement M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estim FY	nated Cost Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent :	Light, Area Affected : 100%	%		
	Location : 1 Unit From Ba	sement to 6th Floor, 1 Uni	it From Basement To	5th Floor	
	Explanation : 2 Units				
Fire Suppression					
Sprinkler					
Generic	100%	2039	** 1-2	\$11,300	
Fire Pump					
Generic	100%	2032	** 1	\$7,600	
Chemical System					
Not Accessible	100%				

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	Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,Ph								
Block	: 855 Lot : 1	BIN	: 1016743						

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$326,400	\$34,400	\$42,200	\$56,800
Importance Code A	\$102,200		\$12,200	
Importance Code B	\$196,000	\$34,400	\$30,000	\$56,800
Importance Code C	\$28,200			
Total	\$326,400	\$34,400	\$42,200	\$56,800



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.

Asset # : 13870

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	5%			2065	* *	10	\$5,700	
Masonry: Brick		Now	\$5,100	LIFE	**	5	\$7,300	
		etration, E : Penthou	xtent : Moderate, A se	Area Affe	cted : 5%			
Masonry: Marble	55%			LIFE	* *	5	\$40,300	
Metal Panel	5%			2040	* *	5-10	\$16,800	
Stucco Cement	20%			2043	* *	5	\$24,400	
Windows								
Aluminum	Ctrwt/Bali	Now nc Not Fun : Through	\$82,800 ct, Extent : Light, A out	2046 Area Affe	* * cted : 10%	5	\$8,600	
Wood	25%	Now	\$24,800	2038	* *	5	\$28,600	
	Location Ctrwt/Bali	: 1st Floor	eents, Extent : Seve r Southwest Corner ct, Extent : Light, 4 out					
Parapets								
Copper/Terne			\$4,900 ctent : Light, Area . out	2050 Affected	**	5	\$2,400	
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	Water Pen	Now netration, E n : Penthou	\$1,100 Extent : Moderate, A se Roof	2043 Area Affe	* * octed : 5%			
Roll Roofing			\$1,900 Extent : Severe, Are Ext Corner	2026 a Affecte	\$94,800 d : 10%	5	\$16,600	
Skylight, Metal/Glass	Broken/M Location Water Pen	: Large D netration, E	xtent : Light, Area					
<u>C - 654-</u>	Location	: Through	001					
Soffits Masonry: Marble	100%			LIFE	* *	5		
wiasoni y: wiardie	100%			LIFE		5		

Interior

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

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

Asset #: 13870

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Carpet	10%			2026	\$147,000	3	\$16,700	
Carpet		Now	\$49,000	2029	\$489,900	3	\$50,000	
	-	d/Bulging, : Offices I	Extent : Moderate, Throughout	Area Afj	fected : 5%			
		<u>^</u>	-	oderate,	Area Affected : 5%	ó		
		: Offices T	e		2 5 0 (
			: Moderate, Area	Affected	: 25%			
		: Offices T	hroughout					
Cast in Place Concrete		Now	\$10,000	LIFE	* *	5	\$18,200	
			Extent : Light, Are out Basement	ea Affect	ed : 15%			
Mosaic Tile	10%	2-4	\$28,700	2035	* *	5	\$10,400	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
			And Basement Co					
Marble Panels	10%			LIFE	* *	5	\$12,500	
Slate	5%	0-2	\$16,800	LIFE	* *	5	\$4,400	
Shute	-		Extent : Light, Are		ed : 10%	5	\$1,100	
		: Through		55				
Vinyl Tile		Now	\$2,000	2035	* *	3	\$1,600	
viliyi The	Cracking/		Extent : Light, Are		ed : 10%	5	\$1,000	
Wood	10%	2-4	\$7,900	2045	* *	5	\$7,800	
	Deterioral		Extent : Light, Are		d : 10%		•••	
Interior Walls								
Masonry: Brick	8%	Now	\$13,800	LIFE	* *			
			xtent : Moderate, A Il Room In Sub-bas		cted : 10%			
Masonry: Fieldstone	2%	Now	\$5,900	LIFE	* *			
ý	Other Obs Location	ervation, E : Basemen	xtent : Severe, Are		ed : 100%			
Marble Panels	-	Now	\$105,500	LIFE	* *			
	Cracking/		Extent : Light, Are		ed : 10%			
Plaster	10%			LIFE	* *	5-10	\$6,500	
Plaster		Now	\$4,200	LIFE	* *	5	\$6,900	
	Cracking/	Crumbling,	Extent : Severe, A t Corner Of Librar	rea Affec	cted : 2%		* - <i>)-</i> - -	
			xtent : Moderate, A	-	octed · 3%			
			t Corner Of Librar		cica : 570			

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.

Asset # : 13870

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	7%			2043	* *	5	\$5,800	
Exposed Concrete		Now	\$9,300	LIFE	* *	5	\$800	
	-	-	Extent : Severe, A					
			ement Mechanical					
			: Severe, Area Aff					
			ement Mechanical . Extent : Severe, Are					
			ement Mechanical					
			orary Supports In		nuneusi Corner			
Classe Suga Danala	_	Now	\$36,000		* *			
Glass: Susp Panels			\$36,000 Extent : Moderate, A	LIFE				
		: Courtro		area Ajje	cieu . 10070			
			Tiffany Dome. Uli	tra Prem	ium			
Gypsum Board	32%	ion . Louis	Tigjuny Dome. On	LIFE	* *	5-10	\$91,800	
Masonry: Marble	10%			LIFE	* *	1	\$91,800	
Masonry: Vault Struct		Now	\$8,800	LIFE	* *	1		
Masonry. Vault Struct			Extent : Light, Are		ed : 10%			
		: Through		55				
Plaster	30%	Now	\$8,500	LIFE	* *	5	\$15,600	
			Extent : Moderate		ffected : 5%	-	+,	
	Location	: Sub-base	ement Area					
ite Enclosure								
Free Standing Walls								
Masonry: Fieldstone	100%			2040	* *			
			Extent : Light, Area	Affected	1:100%			
		: Through						
N	Explanat	ion : Actu	al Material Is Marl	ole				
Retaining Walls	1000/			2040	* *			
Masonry: Fieldstone	100% Other Obs	omation I	Sytant · Light Aug	2040				
			Extent : Light, Area out Areaways	Ајјестец	. 10070			
			al Material Is Mart	nle				
ite Pavements	<u>p</u> ranu							
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	60%			2043	* *			

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

Under 600 Volts

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

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

Asset #: 13870

			A5561#.1.					
Electrical		Current Repair Future Replacement Maintenance						
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment								
Fused Disc Sw	Location	servation, E. 1 : Electrica	xtent : Light, Area Il Room Basement 3,000 Ampere Swit		* * 100%	5	\$200	
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 Variable Frequency Drive	70% 5%			2047 2047	* * * *	5	\$1,000	
	Location	i : Engineer			' : 100% ilding Managemer	ıt Svstem		
fround	1			2	0 0	2		
Grounding Devices Generic	100%			LIFE	* *	5	\$1,600	
tand-by Power								
Transfer Switches Under Construction	Location	servation, E. 1 : Basemen			: 0% vitch Installation Is	s Ongoin	g.	
Generators	1		1	5		0	5	
Under Construction	Location	ı : Basemen			' : 0% led On The Backyo	ard Area.		
Batteries	1 ,			0				
Under Construction	Location	i : Backyard	xtent : Light, Area l Area v Generator System					
Fuel Storage Under Construction	100% Other Obs		xtent : Light, Area		-			
ighting	Explana	tion : New I	Diesel Tank Is Und	ler Consi	truction.			

Lighting

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.

Asset # : 13870

		Asset # 11					
Electrical	Curren	t Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent		Extent : Light, Area ghout The Building Lamps	2038 Affected	* * : 100%	10	\$34,900	
Fluorescent	8%		2025	\$82,100	10	\$4,000	
	T-12 Lamps And Fi Location : Basem	ixtures, Extent : Mod ent	erate, Ar	ea Affected : 100%	ò		
HID	2%		2038	* *	10		
LED	20%		2025	\$577,200			
	Location : Basem						
	Explanation : New	w LED Fixtures Wer	e Installe	d Last Year.			
Egress Lighting	500/		2025	* *	1		
Emergency, Service	50% 50%		2035 2058	* *	1		
Exit, LED Exterior Lighting	3070		2038		1		
HID	45%		2038	* *	10	\$100	
LED	5%		2038	\$13,500	10	\$100	
N	Location : Exterior Explanation : New	Extent : Light, Area or w LED Fixtures Were					
No Component	50%						
Alarm Security System	70%						
No Component Generic	30%		2040	* *	1	\$6,100	
Fire/Smoke Detection	3070		2040		1	\$0,100	
No Component	30%						
Generic, Digital	70%		2038	* *	1-3	\$23,400	
Generic, Digital	/0/0		2030		15	\$25,400	
Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Day Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating							
Energy Source Utility Steam	100%		2050	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100% Now	\$3,900	2033	* *	5	\$1,600	
	Location : Sub-ba			d : 2%			
	Explanation : Val	ves Failed - Cannot	Close				
Distribution Central Plant Steam Piping/Pmp	100%		2040	* *	4	\$2,700	

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.

Asset #	1	13870
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Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре							
Heating							
Terminal Devices Air Handler	50%		2030	\$411.200	1	\$16,800	
Convector/Radiator	45%		2030	\$411,300 * *	1	\$16,800 \$7,900	
Fan Coil Unit/Heat	43% 5%		2033	\$43,800	1	\$7,900 \$900	
Air Conditioning	570		2030	\$45,800	1	\$900	
Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment	10070		2010		1		
Reciprocating Compr/Chiller	100%		2030	\$496,500	1	\$25,200	
I	R-22 Refrig	gerant, Extent : Light, Area A	Affected :	100%			
	Location	: Chillers - Penthouse Mech	anical Ro	oom			
	Other Obse	ervation, Extent : Light, Area	a Affected	! : 100%			
	Location	: Multistage Chiller - Penthe	ouse				
	Explanat	ion : 2 Units					
Distribution							
CW & CHW Wtr	100%		2040	* *	4	\$2,700	
Pipe/Pump							
Terminal Devices	1000/					#22 (00)	
Air Handler/Cool/Ht	100%		2030	\$656,100	1	\$33,600	
Heat Rejection	1000/		2029	¢222.000	2	¢54 700	
Water Cooling Tower Dehumidifier	100%		2028	\$222,000	2	\$54,700	
Generic	100%	Now \$58,000	2035	* *			
Generic	Other Obs	ervation, Extent : Moderate,					
	Location						
	Explanat	ion : 4 Units Broken					
Ventilation							
Distribution	1000/		LIPP	* *	2.5	¢ 47,000	
Ductwork/Diffusers	100%		LIFE	~ ~	2-5	\$47,900	
Exhaust Fans	100%		2020	¢07 100	2	¢1 700	
Roof	100%		2030	\$97,100	2	\$1,700	
Plumbing H/C Water Piping							
Brass/Copper	20%		2050	* *	1		
Galvanized Steel	80%		2030	* *	1		
Water Heater	0070		2043		1		
Gas Fired	100%		2025	\$35,700	2	\$800	
•		ervation, Extent : Light, Area				4000	
		: Basement					
	Explanat	ion : 100 Gallon Tank					
Sanitary Piping	<u> </u>						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2035	* *	4	\$1,100	

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

Asset # : 13870

Mechanical	Current Repair	Future R	Replacement	Μ		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sewage Ejector(s)						
Electric	100%	2030	\$16,800	4	\$3,200	
Backflow Preventer						
Generic	100%	2030	\$14,900	1	\$3,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent :	Light, Area Affected : 1	00%			
	Location : One Unit From	Basement To Penthous	e, One Unit Fro	om Baser	nent To 4th Floor	
	Explanation : 2 Units					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2050	* *	1-2	\$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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 45 MO : BROO : DGS00 : 62,794 : 21-Jun	24.000 / 2036		: 312-319 1 : 1937 / 2004 : REAL PROPERTY : EXTERIOR, HISTO : 3001881	DRICAL DISTRICT
CAPITAL Exterior Archited			FY 2021 - 2024		FY 2025 - 2030
Interior Architect			\$1,425,700 \$90,000		\$736,400 \$245,100
Electrical	luie		\$399,600		\$531,700
Mechanical			\$2,066,100		\$866,900
Total			\$3,981,500		\$2,380,200
Importance Code	A		\$1,863,500		\$736,400
Importance Code	В		\$2,118,000		\$1,540,500
Importance Code	С				\$103,200
Total			\$3,981,500		\$2,380,200
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$27,200			
Interior Architect	ture	\$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/Escalat	tors	\$7,900	\$7,900	\$7,900	\$7,900
Total		\$231,100	\$39,800	\$125,500	\$390,400
		*2720 0	<i>()</i> () () () () () () ()	#= 000	\$ < 3 > 2

Importance Code A \$7,000 \$27,200 \$6,200 \$6,200 Importance Code B \$137,900 \$33,600 \$118,400 \$384,100 Importance Code C \$66,000 Total \$231,100 \$39,800 \$125,500 \$390,400



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.

Asset # : 2036

chitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls Cast in Place Concrete	50/	Now	\$27,200	LIFE	* *	5	\$21,000	
Cast in Place Concrete	Cracking/ Location Exposed R	Crumbling, : Below G einforceme	527,200 Extent : Light, Ard rade Exterior Area nt, Extent : Moder rade Exterior Area	ea Affecto way Wal ate, Arec	ed : 10% 'ls 1 Affected : 10%	3	\$21,000	
Masonry: Brick	Diagonal Location Horizonta Location Jnt Morta Location Water Pen	: Elevator l Cracks, E. : Elevator r Miss/Eroa : Elevator eetration, E.	\$131,100 eent : Moderate, An And Machine Roo xtent : Moderate, A And Machine Roo I, Extent : Moderate And Machine Roo xtent : Moderate, A And Machine Roo	m Bulkhe 1rea Affe m Bulkhe e, Area 2 m Bulkhe 1rea Affe	eads On Roof cted : 20% eads On Roof Affected : 25% eads On Roof cted : 20%	5	\$12,600	
Masonry: Granite	5%			LIFE	* *	5	\$3,100	
Masonry: Limestone	75% Jnt Morta	4+ r Miss/Eroc : Through	\$175,600 l, Extent : Light, A out	LIFE	* * ted : 10%	5	\$47,200	
Windows								
Bronze/Brass	Broken/M Location Ctrwt/Ball Location Caulking Location Water Pen	: Through nc Not Fund : Through Deteriorate : Through	ct, Extent : Modera out d, Extent : Modera out xtent : Light, Area	ute, Area ute, Area	Affected : 30% Affected : 100%	5	\$35,900	
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	Blisters, E Location Debris Pro Location Miss/Dam Location Patching	: Through esent, Exter : Roof aged Flash : Elevator	nt : Light, Area Aff ings, Extent : Mod And Machine Roo tent : Moderate, Ai	ected : 10 erate, Ar m Bulkhe	0% ea Affected : 30% eads			
			xtent : Moderate, 2	1rea Affe	cted : 20%			

Interior

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

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

Asset # : 2036

% of	E ID (
Total	(Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
			-				-
25%			2024	\$345,000	3	\$47,000	
			2037	* *		\$14,100	
	4+	. ,		* *	5	\$6,200	
	-		erate, Ar	ea Affected : 10%			
20%			LIFE	* *	5	\$14,100	
5%	4+	\$7,800	2033	* *	5	\$3,500	
-	-	-		ed : 5%			
5%			LIFE	* *	5	\$3,700	
10%			2028	\$91,900	3	\$3,500	
5%	4+	\$17,800	2056	* *	5	\$4,400	
			a Affecte	d : 10%			
5%			LIFE	* *			
10%			LIFE	* *	5	\$7,700	
			LIFE	* *			
				* *	5	\$17,400	
				* *			
20%			LIFE	* *	5	\$103,200	
					5	\$4,700	
		-		1:100%			
			ent				
	ion : Recei	it Installation					
					5	\$41,100	
Location	: Library .	spaces On 3rd Floo	or Below	Roof			
1000/			0.000	ماد ماد			
100%			2063	* *			
1000/	4	¢1.700	2020	ب ب			
			area Affe	ectea : 10%			
		-	m Einiel				
	15% 15% Broken/Mi Location 20% 5% Cracking/C Location 5% 10% 5% Deteriorat Location 5% 10% 15% 20% 0ther Obs Location Explanat 10% 15% 70% Water Pen Location 100% 0ther Obs Location	15% $15%$ $4+$ Broken/Missing Elem Location : Through 20% 5% 4+ Cracking/Crumbling, Location : Basemen 5% 10% 5% 4+ Deteriorated Finish, 1 Location : Through 5% 10% 15% 45% 5% 20% 5% Other Observation, E Location : Personne Explanation : Recer 10% 15% 70% Now Water Penetration, E. Location : Library S 100% 100% 4+ Other Observation, E Location : Rear Pan	$\frac{15\%}{15\%} 4+ \$40,400$ Broken/Missing Elements, Extent : Mod Location : Throughout $\frac{20\%}{5\%} 4+ \$7,800$ Cracking/Crumbling, Extent : Light, Are Location : Basement Mechanical Roon $\frac{5\%}{10\%} 4+ \$17,800$ Deteriorated Finish, Extent : Light, Area Location : Throughout $\frac{5\%}{10\%} 4+ \$17,800$ Deteriorated Finish, Extent : Light, Area Location : Throughout $\frac{5\%}{10\%} 4+ \$17,800$ Deteriorated Finish, Extent : Light, Area Location : Throughout $\frac{5\%}{10\%} 4+ \$17,800$ Deteriorated Finish, Extent : Light, Area Location : Personnel Office In Baseme Explanation : Recent Installation $\frac{10\%}{15\%} 70\% \text{ Now } \$49,700$ Water Penetration, Extent : Light, Area Location : Library Spaces On 3rd Flow $\frac{100\%}{100\%} 4+ \$1,500$ Other Observation, Extent : Moderate, A Location : Rear Parking Area	15% 2037 $15%$ $4+$ $$40,400$ 2048 Broken/Missing Elements, Extent : Moderate, ArLocation : Throughout $20%$ LIFE $5%$ $4+$ $$7,800$ 2033 Cracking/Crumbling, Extent : Light, Area AffectLocation : Basement Mechanical Room $5%$ LIFE $10%$ 2028 $5%$ LIFE $10%$ 2028 $5%$ LIFE $10%$ 2028 $5%$ LIFE $10%$ LIFE $10%$ LIFE $10%$ LIFE $10%$ LIFE $10%$ LIFE $10%$ LIFE $5%$ LIFE $10%$ LIFE $5%$ LIFE $10%$ LIFE $70%$ Now $49,700$ LIFE $70%$ Now $49,700$ LIFE $70%$ Now $49,700$ LIFE $100%$ 2063 $100%$ 4+ $1,500$ 2038Other Observation, Extent : Moderate, Area AffectedLocation : Library Spaces On 3rd Floor Below $100%$ 2063 $100%$ 4+ $5,500$ 2038Other Observation, Extent : Moderate, Area Affected <t< td=""><td>15% 2037 ** $15%$ $4+$ $\$40,400$ 2048 ** Broken/Missing Elements, Extent : Moderate, Area Affected : $10%$ $Location : Throughout$ $20%$ LIFE ** $20%$ LIFE ** $5%$ $4+$ $\$7,800$ 2033 ** Cracking/Crumbling, Extent : Light, Area Affected : $5%$ $Location : Basement Mechanical Room$ $5%$ 2028 $\$91,900$ $5%$ $4+$ $\$17,800$ 2056 ** Deteriorated Finish, Extent : Light, Area Affected : $10%$ $Location : Throughout$ $5%$ $LIFE$ ** $5%$ $4+$ $\$17,800$ 2056 ** <math>Deteriorated Finish, Extent : Light, Area Affected : $10%$ $Location : Throughout$ $5%$ $LIFE$ ** $10%$ $LIFE$ ** $10%$ $LIFE$ ** $20%$ $LIFE$ ** $5%$ $LIFE$ ** $20%$ $LIFE$ ** $5%$ $LIFE$ ** $20%$ $LIFE$ ** $5%$ $LIFE$ ** $5%$ $20%$ 2</math></td><td>15% 2037 ** 5 $15%$ $4+$ \$40,400 2048 ** 5 Broken/Missing Elements, Extent : Moderate, Area Affected : $10%$ $Location : Throughout$ $20%$ LIFE ** 5 $20%$ $LIFE$ ** 5 $5%$ $4+$ \$7,800 2033 ** 5 Cracking/Crumbling, Extent : Light, Area Affected : $5%$ $Location : Basement Mechanical Room$ $5%$ $LIFE$ ** 5 $5%$ $LIFE$ ** 5 <math>Detains, Extent : Light, Area Affected : $10%$ 2028 \$91,900 3 $5%$ $4+$ \$17,800 2056 ** 5 <math>Deteriorated Finish, Extent : Light, Area Affected : $10%$ $Location : Throughout$ $5%$ $LIFE$ ** 5 $5%$ $LIFE$ ** 5 $5%$ $LIFE$ ** 5 $5%$ $LIFE$ ** 5 $5%$ 5 $5%$ 5 $0%$ $LIFE$ ** 5 $5%$ 5 $5%$ 5 $0%$ <t< math=""></t<></math></math></td><td>$\begin{array}{c cccc} 15\% & 2037 & ** & 5 & \\$14,100 \\ 15\% & 4+ & \\$40,400 & 2048 & ** & 5 & \\$6,200 \\ \hline 15\% & 4+ & \\$40,400 & 2048 & ** & 5 & \\$6,200 \\ \hline 10\% & 10\% & 11FE & ** & 5 & \\$6,200 \\ \hline 20\% & 11FE & ** & 5 & \\$14,100 \\ \hline 5\% & 4+ & \\$7,800 & 2033 & ** & 5 & \\$3,500 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 5\% & 10\% \\ \hline Location : Basement Mechanical Room & & & & & \\ \hline 5\% & 11FE & ** & 5 & \\$3,700 \\ 10\% & 2028 & \\$91,900 & 3 & \\$3,500 \\ 5\% & 4+ & \\$17,800 & 2056 & ** & 5 & \\$4,400 \\ \hline Deteriorated Finish, Extent : Light, Area Affected : 10\% \\ \hline Location : Throughout & & & & \\ \hline 5\% & 11FE & ** & 5 & \\$1,400 \\ \hline 5\% & 11FE & ** & 5 & \\$1,400 \\ \hline 5\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 5\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 5\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,400 \\ \hline 10\% & 11FE & ** & 5 & \\$1,500 \\ \hline 10\% & 11FE & ** & 5 & \\$1,500 \\ \hline 10\% & 2063 & ** \\ \hline 100\% & 2063 & ** \\ \hline 100\% & 4+ & \\$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \\$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \\$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \\$1,500 & 2038 & ** \\ \hline 100\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revention \\ \hline 10\% & 1$</td></t<>	15% 2037 ** $15%$ $4+$ $$40,400$ 2048 ** Broken/Missing Elements, Extent : Moderate, Area Affected : $10%$ $Location : Throughout$ $20%$ LIFE ** $20%$ LIFE ** $5%$ $4+$ $$7,800$ 2033 ** Cracking/Crumbling, Extent : Light, Area Affected : $5%$ $Location : Basement Mechanical Room$ $5%$ 2028 $$91,900$ $5%$ $4+$ $$17,800$ 2056 ** Deteriorated Finish, Extent : Light, Area Affected : $10%$ $Location : Throughout$ $5%$ $LIFE$ ** $5%$ $4+$ $$17,800$ 2056 ** $Deteriorated Finish, Extent : Light, Area Affected : 10% Location : Throughout 5% LIFE ** 10% LIFE ** 10% LIFE ** 20% LIFE ** 5% LIFE ** 20% LIFE ** 5% LIFE ** 20% LIFE ** 5% LIFE ** 5% 20% 2$	15% 2037 ** 5 $15%$ $4+$ \$40,400 2048 ** 5 Broken/Missing Elements, Extent : Moderate, Area Affected : $10%$ $Location : Throughout$ $20%$ LIFE ** 5 $20%$ $LIFE$ ** 5 $5%$ $4+$ \$7,800 2033 ** 5 Cracking/Crumbling, Extent : Light, Area Affected : $5%$ $Location : Basement Mechanical Room$ $5%$ $LIFE$ ** 5 $5%$ $LIFE$ ** 5 $Detains, Extent : Light, Area Affected : 10% 2028 $91,900 3 5% 4+ $17,800 2056 ** 5 Deteriorated Finish, Extent : Light, Area Affected : 10% Location : Throughout 5% LIFE ** 5 5% LIFE ** 5 5% LIFE ** 5 5% LIFE ** 5 5% 5 5% 5 0% LIFE ** 5 5% 5 5% 5 0% $	$\begin{array}{c cccc} 15\% & 2037 & ** & 5 & \$14,100 \\ 15\% & 4+ & \$40,400 & 2048 & ** & 5 & \$6,200 \\ \hline 15\% & 4+ & \$40,400 & 2048 & ** & 5 & \$6,200 \\ \hline 10\% & 10\% & 11FE & ** & 5 & \$6,200 \\ \hline 20\% & 11FE & ** & 5 & \$14,100 \\ \hline 5\% & 4+ & \$7,800 & 2033 & ** & 5 & \$3,500 \\ \hline Cracking/Crumbling, Extent : Light, Area Affected : 5\% & 10\% \\ \hline Location : Basement Mechanical Room & & & & & \\ \hline 5\% & 11FE & ** & 5 & \$3,700 \\ 10\% & 2028 & \$91,900 & 3 & \$3,500 \\ 5\% & 4+ & \$17,800 & 2056 & ** & 5 & \$4,400 \\ \hline Deteriorated Finish, Extent : Light, Area Affected : 10\% \\ \hline Location : Throughout & & & & \\ \hline 5\% & 11FE & ** & 5 & \$1,400 \\ \hline 5\% & 11FE & ** & 5 & \$1,400 \\ \hline 5\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 5\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 5\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,400 \\ \hline 10\% & 11FE & ** & 5 & \$1,500 \\ \hline 10\% & 11FE & ** & 5 & \$1,500 \\ \hline 10\% & 2063 & ** \\ \hline 100\% & 2063 & ** \\ \hline 100\% & 4+ & \$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \$1,500 & 2038 & ** \\ \hline 100\% & 4+ & \$1,500 & 2038 & ** \\ \hline 100\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revent: Moderate, Area Affected : 10\% \\ \hline 10\% & 1.6cation : Revention \\ \hline 10\% & 1$

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.

Asset # : 2036

		050					
Architecture	Current Repair	Current Repair Future Replacement					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit			
Site Enclosure							
Retaining Walls							
Masonry: Fieldstone	100% Now \$3,600	2048 **					
	Jnt Mortar Miss/Erod, Extent : Moderan						
	Location : South And East Side Of Bui	-					
	Other Observation, Extent : Light, Area						
	Location : South And East Side Of Bui	-					
	Explanation : Walls Are Clad With Gr	anite Not Fieldstone					
Site Pavements							
Public Sidewalk	1000/ N ¢20.200	20/11 **					
Cast in Place Concrete	100% Now \$29,300 Cracking/Crumbling, Extent : Moderate	2041					
	Location : South Side Of Building	e, Area Ajjeciea : 25%					
0 C' W 1	Location : South Side Of Building						
On-Site Walkways Cast in Place Concrete	1000/ 41 \$5.700	20/11 **					
Cast in Place Concrete	100% 4+ \$5,700 Cracking/Crumbling, Extent : Light, Ard	2041					
	Location : North Side Of Building	eu Affecieu . 2076					
Doulting / Drivery	Location : North Side Of Datating						
Parking/Driveway Asphalt	35% Now \$30.700	2043 **					
Asphan	Cracking/Crumbling, Extent : Moderate						
	Location : Parking Area	, 11 cu 11,jcc/cu . > 0>0					
	Ponding, Extent : Moderate, Area Affect	ted · 15%					
	Location : Parking Area						
	Potholes, Extent : Moderate, Area Affec	ted · 15%					
	Location : Parking Area						
	Sinking/Subsiding, Extent : Moderate, A	rea Affected : 20%					
	Location : Parking Area	55					
Cast in Place Concrete	65% 0-2 \$28,000	2033 **					
	Cracking/Crumbling, Extent : Moderate						
	Location : Rear Parking Area	, <u>J</u> J					
	6						
Electrical	Current Repair	Future Replacement	Maintenance				
System	% of Fail Date Estimated Cost	Year Estimated Cost	Cycle Estimated Cost	Priorit			
Component		- car Estimated Cost	-jele Lonnatea Cost				

lectrical	Current Repair	Future R	leplacement	M		
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$23,900	5	\$1,700	
Transformers						
Dry Type	100%	2033	* *	5	\$200	
	Other Observation, Extent : Modera	te, Area Affecte	d : 100%			
	Location : Elevator Room - Pentho	ouse				
	Explanation : One 34 Kilovolt-amp Output Filter	pere 240/120HV	V-208LV And 10	0 Amper	es 500 DC Volts	
Switchgear / Switchboard						
Molded Case Bkrs	90%	2028	\$126,500	5	\$1,500	
Molded Case Bkrs	10%	2038	* *	5	\$200	

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

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

Asset # : 2036

				- D					
Electrical		Current Repair	· · · ·			aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts									
Raceway									
Conduit	85%		2028	\$96,800	1				
Conduit	10%		2038	* *	1				
Conduit	5%		2058	* *	1				
Panelboards									
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			
Wiring									
Braided Cloth	20%	2-4 \$35,400	2053	* *	1				
	Insulation	Aged, Extent : Moderate, Are	ea Affecte	ed : 100%					
	Location	a : Throughout The Building							
Thermoplastic	55%		2028	\$97,300	1				
Thermoplastic	20%		2038	**	1				
Thermoplastic	5%		2058	* *	1				
Motor Controllers	0,0		2000		-				
Locally Mounted	20%		2033	* *	5	\$100			
Motor Control Center	80%		2033	* *	5	\$1,400			
iround						4-,			
Grounding Devices									
Not Accessible	100%								
ighting									
Interior Lighting									
Fluorescent	25%		2038	* *	10	\$14,400			
	T-8 Lamp	s And Fixtures, Extent : Light,	Area Af	fected : 100%		-			
	Location	a : Offices And Filing Room -	Basemen	t					
Fluorescent	55%		2033	* *	10	\$31,700			
		ervation, Extent : Light, Area		! : 100%	10	<i>\$21,700</i>			
		a : Throughout	55						
		tion : Using T-12 Lamps							
Incandescent	10%		2023	\$118,700	2	\$100			
LED	10%		2023	**	2	φισσ			
Egress Lighting	1070		2000						
Emergency, Battery	45%		2028	\$43,800	10	\$6,800			
Emergency, Battery	5%		2028	**	10	\$800			
Exit, Service	50%		2038	* *	1	\$000			
Exterior Lighting	5070		2000		1				
HID	90%		2023	\$245,500	10	\$200			
Incandescent	10%		2023	\$23,200	2	φ200			
larm	1070		2023	\$23,200	-				
Security System									
No Component	50%								
Generic	50%		2028	\$109,300	1	\$11,700			
Fire/Smoke Detection	2070		2020	<i>\</i> 107,500	-	<i><i>q</i>11,700</i>			
Generic, Analog	100%		2036	* *	1-3	\$39,900			
	10070		2000		1.5	ψ59,900			

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.

Asset # : 2036

Mechanical		Current			o Ponlocoment		laintananaa		
						laintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Energy Source	1000/			• • • • •					
Fuel Oil No 2	100%		7 T . 1	2048	* :	* 5	\$19,500		
		ervation, E : Basemer	Extent : Light, Area	Affected	: 10%				
			u Gallon Tank						
Conversion Equipment	Explanal	101 . 8200	Guilon Tunk						
Steam Boiler	100%	0-2	\$437,800	2048	*	* 1	\$56,000		
Steam Doner			: Moderate, Area		2%	1	\$50,000		
			tack Is Attached To			s Flue Ga	s As Per Super.		
			Extent : Moderate	-	-		1		
		: Basemer							
Distribution									
Steam Piping/Pump	100%	Now	\$15,000	2038	*	*			
	Obsolete E	quipment,	Extent : Moderate	, Area A <u>j</u>	fected : 50%				
	Location	: Basemer	1t						
Terminal Devices									
Air Handler	40%	2-4	\$380,500	2038	*	* 1	\$14,000		
			Extent : Severe, A	rea Affec	ted : 100%				
		: Basemen		1.00	1000/				
		ervation, E : Basemer	Extent : Light, Area	Ајјестеа	: 100%				
Convector/Dedictor	60%	ion : 5 Un	us	2033	*	* 1	\$12,200		
Convector/Radiator ir Conditioning	00%			2055		1	\$12,200		
Energy Source									
Electricity	100%			2044	*	* 1			
Conversion Equipment	10070					-			
Reciprocating Compr/Chiller	100%	2-4	\$574,200	2038	* :	* 1	\$26,200		
Ĩ	Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Basement								
			tent : Light, Area A	ffected :	100%				
		: Chillers	0 /						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanat	ion : <u>5</u> Un	its. 3 Very Old And	2 Slight	ly Newer				
Distribution CW & CHW Wtr	100%			2028	¢07 500) 4	\$3,100		
Pipe/Pump	100%			2028	\$82,50) 4	\$5,100		

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.

APPELLATE COURT - 2ND DEPT.

Asset # : 2036

Mechanical		Current R	epair	Μ				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Terminal Devices Air Handler/Cool/Ht	Damper(s, Location Noisy/Vib Location Other Obs	: Pneumatic rating, Exten : Air Handl	c Control In 2nd, t : Moderate, Are	3rd, 4th ea Affecte		1	\$34,900	
	Explana	tion : Units l	Do Heating And (Cooling				
Heat Rejection Water Cooling Tower	Leak Evid Location Other Obs Location	: Roof				2	\$45,500	
Water Cooling Tower	10%			2029	\$25,700	2	\$6,300	
/entilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000	
Exhaust Fans							-	
Interior	100%			2023	\$240,700	2	\$1,900	
lumbing H/C Water Piping Galvanized Steel	100%			2033	* *	1		
Water Heater Oil Fired	100%			2021	\$56,200	1	\$1,800	
HW Heat Exchanger Steam Fired	Not in Ser	Now vice, Extent : Basement	\$107,700 : Severe, Area Af	2058 fected : 5	* *	4	\$6,200	
	Obsolete I		Extent : Moderate Deaks	, Area A <u>f</u>	fected : 100%			
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible			\$10,300 Extent : Moderate pp - Basement	2038 , Area A <u>f</u>	* * fected : 100%	4	\$1,300	
Fixtures Generic	100%							

Vertical Transport

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.

Asset # : 2036

Mechanical	Current Repair	Future Rep	lacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	a Affected : 1009	%			
	Location : Basement To 3rd Floor					
	Explanation : 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$31,700	
Fire Pump						
Generic	100%	2031	* *	1	\$11,700	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address		DGE FACILI NBRIDGE AV		ES 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-20)19		Landmark Status	: NONE	
Areas Surveyed	: Basement.	Roof, Floors	1,2			
Block	: 3286	Lot :	14	BIN	: 2016589	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architect	ture			\$975,400		\$235,100
Interior Architect	ure			\$1,021,600		
Electrical				\$666,000		\$298,200
Mechanical				\$294,400		\$545,000
Total				\$2,957,400		\$1,078,300
Importance Code	A			\$975,400		\$235,100
Importance Code	В			\$1,582,400		\$843,200
Importance Code	С			\$399,600		
Total				\$2,957,400		\$1,078,300
EXPENSE		F	Y 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture	5	\$34,800		\$2,800	
Interior Architect	ure	\$2	239,000		\$3,800	\$9,600
Electrical		S	\$37,700	\$2,100	\$2,200	\$3,200
Mechanical		S	\$25,400	\$4,800	\$13,600	\$4,800
Site Pavements		S	\$42,300			
Elevators/Escalate	ors		\$3,900	\$3,900	\$3,900	\$3,900
Total		\$3	383,200	\$10,800	\$26,300	\$21,600
Importance Code	А	9	\$38,400	\$3,600	\$6,500	\$3,600
Importance Code	В	\$2	299,200	\$7,200	\$17,400	\$18,000
Importance Code	С	5	\$45,500		\$2,500	

Total



\$10,800

\$26,300

\$21,600

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

\$383,200

BAINBRIDGE FACILITY

Asset # : 4223

chitecture	Current Repai	r Future	Replacement	М	aintenance		
stem Component Type	% of Fail Date Estin Total (Years)	mated Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior							
Exterior Walls	0.50/	¢ 401 100 - LIEE	ata ata	-	\$51.0 00		
Masonry: Brick	85% Now	\$491,100 LIFE	* *	5	\$51,300		
	Jnt Mortar Miss/Erod, Exte						
	Location : North And Sou Other Observation, Extent		-				
	Location : Entire Buildin						
	Explanation : Building F			anca Lib	Kalla)		
		-	* *		-		
Masonry: Granite	4%	LIFE	* *	5	\$3,600		
Masonry: Limestone	8% Now Jnt Mortar Miss/Erod, Exte	\$55,800 LIFE		5	\$3,600		
	Location : At Window Sil	•••	ieu . 5070				
Matal Calling Dagar	3%		* *	5	\$5.700		
Metal Coiling Doors	3%0	2043	• •	3	\$5,700		
Windows Glass Block	2% Now	\$600 LIFE	* *	5	\$100		
Glass Block	Broken/Missing Elements,		ffected · 5%	5	\$100		
	Location : Wall Facing L		geereu : 570				
Wood	98% Now	\$330,200 2055	* *	5	\$55,600	1	
wood	Air Infiltration, Extent : Se			3	\$55,600	1	
	Location : Throughout	<i>vere, лгеи луесиеи</i> . 50	//0				
	Deteriorated Finish, Exten	t · Severe Area Affected	$d \cdot 50\%$				
	Location : Throughout	i . Severe, 11 eu 119jeered					
	Split/Cracked, Extent : Sev	ere. Area Affected · 359	26				
	Location : Throughout	,,,,,,,,,,,,,,,,,,,,	-				
Parapets							
Masonry: Brick	90% Now	\$98,300 LIFE	* *	5	\$5,400	1	
	Diagonal Cracks, Extent :		2%				
	Location : Front Facing	•					
	Jnt Mortar Miss/Erod, Exte	ent : Severe, Area Affec	ted : 50%				
	Location : Throughout						
	Painted Surfaces, Extent :	Moderate, Area Affecte	d : 50%				
	Location : Interior Face	1					
	Spalling, Extent : Severe, A Location : Interior Face	irea Ajjected : 25%					
		фс.000 т. т.т.		_	\$2 000		
Pre-Cast Concrete	10% 4+	\$6,800 LIFE	* *	5	\$3,800		
	Worn/Eroded, Extent : Mo	••	00%0				
Roof	Location : Coping Stones						
Roll Roofing	100% 0-2	\$25,600 2026	\$128,200	5	\$24,500		
iton itooinig	Patching Evident, Extent :			2	<i>42</i> 1,500		
	Location : Main Roof	,					
		4 4 6 4 1 2007					
	Ponding, Extent : Severe, A	Area Affected : 30%					

Interior

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

BAINBRIDGE FACILITY

Asset # : 4223

Architecture		Current I	Repair	Futu	re Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors	•		¢1.40.200			2		
Carpet	Punct/Tea Location Worn/Ero Location Wrinkling Location	1 : Offices ded, Extent 1 : Offices 1, Extent : M 1 : Offices	\$148,300 amage, Extent : Se : Moderate, Area loderate, Area Affe	Affected ected : 25	5%		\$16,500	
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	
	Location Loose Uni	ı : Through	Severe, Area Affec					
Vinyl Tile 9" X 9"	Cracking/ Location Worn/Ero	ı : Through	: Severe, Area Aff			3	\$11,300	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$4,900	
Gypsum Board	15%			LIFE	* *	5-10	\$25,000	
Plaster	Cracking/ Location Deteriora Location Paint Pee	n : Through ted Finish, 1 : Through	: Severe, Area Aff	ea Affect	ted : 50%	5	\$23,500	
Ceilings								
AcousTile,Adhered	Broken/M Location Worn/Ero	ı : Second I	\$270,000 ents, Extent : Seve Floor Reading Roo : Severe, Area Aff out	m And T	hroughout	5	\$13,700	
Exposed Concrete	15%			LIFE	* *	5-10	\$10,300	
Plaster	Cracking/	-	\$26,700 Extent : Severe, A Floor Reading Roo	LIFE rea Affeo	* * cted : 20%	5	\$12,000	
	Loose/Del Locatior	lam Surface 1 : Basemen	; Extent : Severe, A t Workroom And I : Severe, Area Aff	Area Affe Througho	out			
		ing, Exient 1 : Through			····			

Site Enclosure

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.

BAINBRIDGE FACILITY

Asset # : 4223

		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates								
Chain Link	98%			2040	* *			
Iron Picket	2%			2050	* *			
Retaining Walls Cast in Place Concrete	100%			2065	* *			
ite Pavements								
Public Sidewalk	1000/	4	¢12.000	2042	* *			
Cast in Place Concrete	-	-	\$13,000 Extent : Moderate ge Avenue And Ma	-	ffected : 20%			
On-Site Walkways								
Cast in Place Concrete	Cracking/	Now Crumbling, : Through	\$29,300 Extent : Severe, A out	2050 rea Affec	* * cted : 30%			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Molded Case Bkrs	100%			2020	\$22,000	5	\$1,000	
Molaed Case BKrs	Other Obs Location	: Basemen				5)0 Ampai	\$1,000	
	Other Obs Location	: Basemen	t	Affected				
Switchgear / Switchboard	Other Obs Location Explanat	: Basemen	t	Affected	' : 100% vitches Rated At 40	00 Amper	es Each.	
Switchgear / Switchboard Molded Case Bkrs	Other Obs Location	: Basemen	t	Affected	! : <i>100%</i>			
Switchgear / Switchboard	Other Obs Location Explanat	: Basemen	t	Affected	1 : 100% vitches Rated At 40 \$129,200	00 Amper	es Each.	
Switchgear / Switchboard Molded Case Bkrs Raceway	Other Obs Location Explanat 100%	: Basemen	t	Affected onnect Sv 2030	' : 100% vitches Rated At 40	00 Amper 5	es Each.	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit	Other Obs Location Explanat 100%	: Basemen	t	Affected onnect Sv 2030	1 : 100% vitches Rated At 40 \$129,200	00 Amper 5	es Each.	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards	Other Obs Location Explanat 100% 100% 100% 50% Insulation	: Basemen ion : Two I 2-4	t Main Service Disco \$43,000 nt : Moderate, Are	Affected onnect Sv 2030 2030 2029 2055	1 : 100% vitches Rated At 40 \$129,200 \$62,700 \$63,300 * *	00 Amper 5 1	ses Each. \$1,000	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs Wiring Braided Cloth	Other Obs Location Explanat 100% 100% 50% Insulation Location	: Basemen ion : Two I 2-4 Aged, Exte	t Main Service Disco \$43,000 nt : Moderate, Are	Affected wnnect Sv 2030 2030 2029 2055 a Affecte	1 : 100% vitches Rated At 40 \$129,200 \$62,700 \$63,300 * * ed : 100%	00 Amper 5 1 5 1	ses Each. \$1,000	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs Wiring Braided Cloth Thermoplastic	Other Obs Location Explanat 100% 100% 100% 50% Insulation	: Basemen ion : Two I 2-4 Aged, Exte	t Main Service Disco \$43,000 nt : Moderate, Are	Affected onnect Sv 2030 2030 2029 2055	1 : 100% vitches Rated At 40 \$129,200 \$62,700 \$63,300 * *	00 Amper 5 1 5	ses Each. \$1,000	
Switchgear / Switchboard Molded Case Bkrs Raceway Conduit Panelboards Molded Case Bkrs Wiring Braided Cloth Thermoplastic Motor Controllers	Other Obs Location Explanat 100% 100% 100% 50% Insulation Location 50%	: Basemen ion : Two I 2-4 Aged, Exte	t Main Service Disco \$43,000 nt : Moderate, Are	Affected onnect Sv 2030 2030 2029 2055 a Affecte 2030	1 : 100% vitches Rated At 40 \$129,200 \$62,700 \$63,300 ** ed : 100% \$43,000	00 Amper 5 1 5 1	ses Each. \$1,000 \$1,000	
Switchgear / Switchboard <u>Molded Case Bkrs</u> Raceway <u>Conduit</u> Panelboards <u>Molded Case Bkrs</u> Wiring Braided Cloth Thermoplastic	Other Obs Location Explanat 100% 100% 50% Insulation Location	: Basemen ion : Two I 2-4 Aged, Exte	t Main Service Disco \$43,000 nt : Moderate, Are	Affected wnnect Sv 2030 2030 2029 2055 a Affecte	1 : 100% vitches Rated At 40 \$129,200 \$62,700 \$63,300 * * ed : 100%	00 Amper 5 1 5 1	ses Each. \$1,000	

Lighting

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

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

BAINBRIDGE FACILITY

Asset # : 4223

	A3561#.	7223		
Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)		Cycle Estimated Cost (Yrs)	Priorit
ighting Interior Lighting Fluorescent	100% Now \$221,100 Other Observation, Extent : Light, Ar Location : Throughout The Building	rea Affected : 100%		
Egress Lighting Exit, Service	Explanation : Not In Service100%Now\$12,900Other Observation, Extent : Light, ArLocation : Throughout The BuildingExplanation : Not In Service	ea Affected : 100%	1	
Exterior Lighting HID	10% Now \$14,700 Other Observation, Extent : Light, Ar Location : Front Of The Building Explanation : Not In Service			
No Component	90%			
Fire/Smoke Detection Generic, Analog	100% Now \$402,000 Other Observation, Extent : Light, Ar Location : Throughout The Building Explanation : Not In Service	rea Affected : 100% g	1-3 \$20,600	
Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
leating Energy Source Natural Gas	100% Other Observation, Extent : Light, Ar Location : Throughout		1	
	Explanation : This Is A Vacant Buil	lding		
Conversion Equipment Steam Boiler	Explanation : This Is A Vacant Buil 100% Other Observation, Extent : Light, Ar Location : Throughout The Building Explanation : 1 Unit. This Building	2035 ** rea Affected : 100%	1 \$36,300 ed.	
	100% Other Observation, Extent : Light, Ar Location : Throughout The Building	2035 ** rea Affected : 100% g g Is Vacant And Not Being Usa) 2040 **		
Steam Boiler	100% Other Observation, Extent : Light, Ar Location : Throughout The Building Explanation : 1 Unit. This Building 10% 0-2 \$1,600 Corroded, Extent : Moderate, Area A	2035 ** rea Affected : 100% g g Is Vacant And Not Being Usa) 2040 **		

Air Conditioning

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

BAINBRIDGE FACILITY

Asset # : 4223

Mechanical		Current I	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%	2-4	\$294,400	2040	* *	2	\$1,800	
			Extent : Light, Area	Affected	1:100%			
	Location	v						
	Explanat	tion : 4 Cor	ndemn Units. R-22					
Heat Rejection Air Cooled Condenser Unit	100%			2025	\$73,300	2	\$25,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,400	
Exhaust Fans								
Roof	100%			2025	\$60,400	2	\$1,100	
	On Extend Location	-	tent : Severe, Area	Affected	! : 100%			
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2030	\$216,800	1		
Galvanized Steel		0-2 Extent : M : Basemen	\$1,600 Ioderate, Area Affe at	2028 cted : 10	\$31,900 %	1		
Water Heater								
Gas Fired	100%			2025	\$22,200	2	\$500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
Fixtures	10070					1		
Generic	100%							
Generie		Fixtures. Ex	tent : Severe, Area	Affected	d : 100%			
		: Through		-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Vertical Transport		8.						
Elevators								
Not Accessible	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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	: 1932 AR : BRONX : DGS0018 : 125,160 : 30-Jun-2	8.000 / 2059 016 .t, Roof, Floors		EMONT AVE. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: 312-207 : 1916 / 2008 : REAL PROPERTY : NONE : 2009911	
CAPITAL Exterior Archited				FY 2021 - 2024		FY 2025 - 2030
Interior Architect				\$4,840,600 \$1,766,300		\$226,800 \$1,139,900
Electrical	lure			\$1,766,500 \$896,600		\$1,139,900
Mechanical				\$588,900		\$3,565,900
Total				\$8,092,400		\$6,412,800
Importance Code	Α			\$4,840,600		\$301,600
Importance Code				\$2,669,200		\$6,111,200
Importance Code				\$582,600		\$0,111,200
Total				\$8,092,400		\$6,412,800
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	cture					
Interior Architect	ture	9	\$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/Escalat	tors		\$34,500	\$34,500	\$34,500	\$34,500
Total		S	\$252,300	\$137,300	\$200,400	\$91,700
Importance Code	e 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
 \$124,600
 \$188,000
 \$79,300

 Total
 \$252,300
 \$137,300
 \$200,400
 \$91,700



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.

BERGEN BUILDING

Asset # : 2059

rchitecture	Current Repair Future Replacement					Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	Cracking/ Location Sidewalk Location Spalling, I Location	: Through Shed in Use : Corner (Extent : Mo : Through	e, Extent : Light, A Of Arthur Ave And derate, Area Affec	rea Affec E. Tremo ted : 30%	ted : 5% ont 6	5	\$73,900	
	Location	: Through	out					
Masonry: Granite	Jnt Morta	Now r Miss/Erod : Through	\$168,200 d, Extent : Modera out	LIFE te, Area A	* * Affected : 20%	5	\$5,000	
Masonry: Limestone	Cracking/	Now Crumbling, : Through	\$86,200 Extent : Moderate out	LIFE e, Area A	* * ffected : 10%	5	\$5,000	
Pre-Cast Concrete	Jnt Morta Location Staining/L	: Through	Extent : Moderate			5	\$152,900	
Windows Aluminum	Air Infiltro Location	: Through	\$2,252,500 nt : Moderate, Arec out vents, Extent : Moa			5	\$25,400	
	Location Ctrwt/Ball Location Caulking	: Through nc Not Fun : Through	out ct, Extent : Moderd out d, Extent : Moderd	ate, Area	Affected : 100%			
Parapets								
Cast in Place Concrete	Cracking/ Location Water Per	: Through	xtent : Light, Area	-	-	5	\$12,200	
Masonry: Brick	Cracking/ Location Water Per	: Through	xtent : Moderate, 2	-	-	5	\$10,600	

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

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

BERGEN BUILDING

Asset # : 2059

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Roof	1000/	N	¢(00.700	2027	* *			
Modified Bitumen	Blisters, E Location Patching Location	: Through Evident, Ex : Through	tent : Moderate, A	rea Affec	ted : 30%			
	0	: Through						
	Water Per	-	xtent : Moderate, 2	Area Affe	ected : 30%			
nterior								
Floors	5%	0-2	¢50 (00	2022	¢126 500	2	¢14.000	
Carpet	Punct/Tea		-	2023 Toderate,	\$126,500 Area Affected : 309	3	\$14,000	
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000	
Ceramic Tile	5%			2030	\$192,000	5	\$9,400	
Mosaic Tile	5%			2032	* *	5	\$23,400	
Terrazzo	15%	0-2	\$138,200	LIFE	* *	5	\$22,000	
	-	Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 20%			
Vinyl Tile	50%			2027	\$842,500	3	\$46,800	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, : Through	\$218,300 Extent : Moderate out	2037 e, Area A	* * ffected : 100%	3	\$7,000	
Interior Walls		0						
Ceramic Tile	3%			2036	* *	5	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,500	LIFE	* *	5	\$7,300	
	-	Crumbling, : Basemen	Extent : Moderate t	e, Area Aj	ffected : 10%			
Gypsum Board	Cracking/	Now Crumbling, : Through	\$23,900 Extent : Moderate out	LIFE 2, Area A	* * ffected : 25%	5	\$16,300	
Metal Panel	Deformed	Now /Dented, Ex : Through	\$159,000 ctent : Moderate, A out	LIFE Irea Affec	* * cted : 100%			
Marble Panels	2%			LIFE	* *			
Plaster	55%	Now	\$423,500	LIFE	* *	5	\$29,900	
		Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 25%			
		ted Finish, : Through	Extent : Moderate, out	Area Afj	fected : 30%			
	Location	: Through						
		etration, E : Through	xtent : Moderate, 2 out	Area Affe	ected : 30%			

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.

BERGEN BUILDING

Asset # : 2059

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Ceilings	1.50/	0.0	#27 (00	2022	* *	-	¢14.100	
AcousTile,Adhered	15%	• =	\$27,600	2032		5	\$14,100	
		0	ents, Extent : Mod	erate, Ar	ea Affected : 10%			
		: Through			<i>CC</i> 1 <i>CO</i> /			
			Extent : Moderate	, Area A	ffected : 5%			
		: Through	out					
AcousTileSusp.Lay-In	10%			2032	* *	5	\$18,700	
Exposed Concrete	20%		\$255,100	LIFE	* *	5	\$5,900	
	-	-	Extent : Moderate	, Area A	ffected : 20%			
			e Basement					
	-	einforceme : Through	ent, Extent : Moder out	ate, Arec	a Affected : 20%			
Plaster	55%	Now	\$572,200	LIFE	* *	5	\$64,400	
		Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 60%			
		etration, E. : Through	xtent : Moderate, A out	lrea Affe	cted : 60%			
Electrical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit

Service Equipment								
Fused Disc Sw	90%			2027	\$74,800	5	\$500	
	Other Obser	vation, Exte	ent : Moderate, .	Area Affecte			·	
		Electrical R						
	Explanatio	n : Two 250	00 Ampere Mair	n Disconnec	t Switches			
Fused Disc Sw	10%			2037	* *	5	\$100	
	Other Obser	vation, Exte	ent : Moderate, .	Area Affecte	ed : 100%			
	Location :	Electrical R	loom					
	Explanatio	n : One 800	Ampere Main	Disconnect	Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$258,500	5	\$3,300	
Raceway								
Conduit	95%			2027	\$153,400	1		
Conduit	5%			2037	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$20,600	5	\$300	
Fused Knife Sw	5%	2-4	\$10,300	2052	* *	5	\$100	
	On Extended	l Life, Exten	t : Severe, Area	Affected :	100%			
	Location :	Basement						
Molded Case Bkrs	70%			2026	\$143,900	5	\$2,300	
Molded Case Bkrs	10%			2035	* *	5	\$300	
Molded Case Bkrs	5%			2052	* *	5	\$200	

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

BERGEN BUILDING

Asset # : 2059

Electrical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Wiring							
Braided Cloth	70% 2-4 Insulation Aged, Exte Location : Through		2052 a Affecte	* * ed : 100%	1		
Thermoplastic	20%		2037	* *	1		
Thermoplastic	10%		2057	* *	1		
Motor Controllers	- • • •				_		
Locally Mounted	100%		2025	\$31,200	5	\$800	
round				+;	-	+	
Grounding Devices							
Generic	100% 2-4	\$10,100	LIFE	* *	5	\$1,800	
	Other Observation, I		a Affecte	ed : 100%			
	Location : Water M	lain - Basement					
	Explanation : Corr	oded And Connecte	ed With N	<i>1ain Water Pipe</i>			
tand-by Power	_			_			
Transfer Switches							
Automatic	100%		2025	\$9,400	1	\$38,500	
Generators							
Diesel	100%		2023	\$77,400	1	\$48,500	
	Other Observation, I	Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Generat	or Room Ground F	loor				
	Explanation : One	82.5 Kilowatt Singl	e Phase,	125 Kilowatts, 3 F	Phase		
Batteries							
Lead/Acid	100%		2021	\$1,600	5	\$4,600	
Fuel Storage							
Main Tank	100%		2030	\$16,000	5	\$3,700	
	Other Observation, 1 Location : Generat Explanation : 250	or Room Groung F		ected : 100%			
ighting	1						
Interior Lighting							
Fluorescent	80%		2027	\$603,400	10	\$91,800	
	Other Observation, I	Extent : Light, Area	Affected				
	Location : Through	out The Building					
	Explanation : T-12	Lamps					
Fluorescent	15%	-	2037	* *	10	\$17,200	
	T-8 Lamps And Fixti	ires. Extent : Mode		a Affected : 100%	10	<i>\\\\\\\\\\\\\</i>	
	Location : Through		,	55			
Fluorescent	5%		2035	* *	10	\$5,700	
Fluorescent	Compact Fluorescen	t Light Extent . Me				\$5,700	
	Location : Through	-	ueruie, 1	freu Ajjecieu . 100	//0		
Ecross Linking	Locuion . Infough	oui the building					
Egress Lighting	400/		2022	¢71 400	10	¢10 100	
Emergency, Battery	40%		2022	\$71,400 * *	10	\$12,100	
Emergency, Battery	10%		2035	* *	10	\$3,000	
Exit, LED	50%		2062	-i- T	1		
Exterior Lighting	1000/		2022	¢500.000	10	¢ 400	
HID	100%		2022	\$500,000	10	\$400	

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

BERGEN BUILDING

Asset # : 2059

			Asset # : 2	000				
Electrical		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	\$4,700	
Fire/Smoke Detection								
No Component	90%						A- - - - - - - - - -	
Generic, Digital	10%			2027	\$137,100	1-3	\$7,900	
Mechanical		Current I	Repair	Futur	e Replacement	М	laintenance	
System	0/							D
Component Type	% of Total	(Years)	Estimated Cost	y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priori
Ieating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	* *	1		
Fuel	Other Ob	ervation F	Extent : Light, Area	Affected	· 100%			
		i : Basemen	-	njjeered	. 100/0			
	Explana	tion : (2) 50	000 Gallon Tanks					
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$124,000	
			Extent : Light, Area	Affected	! : 100%			
		n : Basemen						
	Explana	tion : (3) D	ual Fuel Steam Bo	ilers				
Distribution Central Plant Steam	100%			2027	\$2,098,800	4	\$6,200	
Piping/Pmp	10070			2027	\$2,098,800	7	\$0,200	
Terminal Devices								
Convector/Radiator	100%			2025	\$663,900	1	\$40,400	
ir Conditioning					-		-	
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Heat Pump Air Sourced				2028	\$245,400	2	\$1,500	
			Extent : Light, Area	Affected	: 100%			
			oor Fan Room Yater Sourced Heat	Dumma				
		. ,	aler Sourcea Heal		¢4(2,700	2	¢900	
Interior Pkg Unit - Cooling	10%			2028	\$463,700	2	\$800	
Window/Wall Unit	70%	0-2	\$18,100	2022	\$180,900	1		
window/ wait Onit	Malfuncti		nt : Severe, Area A			1		
Heat Rejection								
Water Cooling Tower	20%			2028	\$94,100	2	\$25,200	
			Extent : Light, Area	Affected	: 100%			
	Location		~					
			Cooler Works With	Water S	ourced Heat Pump	S		
No Component	80%							

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.

BERGEN BUILDING

Asset # : 2059

	Current			e Replacement	M	aintenance	
% of Total							Priorit
20%			LIFE	* *	2-5	\$14 000	
					20	<i>Q</i> 1,000	
100%			2022	\$205,900	2	\$3,800	
100%	0.2	\$10,900	2032	* *	1		
					1		
		•					
100%			2022	\$75,600	2	\$1,800	
					1		
			ea Affecte	ed : 20%			
1000/	0.2	\$5 200		* *	1		
Cracked, I	Extent : Lig	ght, Area Affected :	5%	Room	1		
50%			2022	\$9,500	4	\$2,000	
					4	\$2,000	
		-	Affectea	1:50%			
100%			2022	\$35,700	4	\$7 500	
10070			2022	\$55,700	•	\$7,500	
80%							
20%			2032	* *	1	\$1,500	
Other Observation, Extent : Light, Area Affected : 10%							
Explana	tion : Dedi	cated To The Boile	r Plant				
1000/							
100%							
100%			LIFE	* *			
	ervation. 1	Extent : Light, Area		: 100%			
		-			t To 7th	Floor	
Locuiton	. + Onus		001, 10	nii 170m Dusemeni	10 / 111 1	1001	
	Total 20% 80% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 50% 50% 50% 50% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	% of Total Fail Date (Years) 20% 80% 100% 20% 00% 20% 0ther Observation, It Location : Basement 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	Current Repair % of Fail Date Estimated Cost Total (Years) 20% 80% 100% 0-2 \$10,900 Corroded, Extent : Moderate, Area Affee Location : Supply Pipe Connects To W 100% 0-2 \$90,800 Blockage /Clogged, Extent : Severe, Are Location : Basement 100% 0-2 \$90,800 Blockage /Clogged, Extent : Severe, Are Location : Basement 100% 0-2 \$5,200 Cracked, Extent : Light, Area Affected : Location : Basement 100% 0-2 \$0% 20% Other Observation, Extent : Light, Area Location : Basement 100% 100% 100% 100% 100% 100% 100%	% of Fail Date Estimated Cost Total (Years)Year FY20%LIFE80%2022100%0-2\$10,9002032Corroded, Extent : Moderate, Area Affected : 50 Location : Supply Pipe Connects To Water Mat100%0-2\$90,800100%0-2\$90,800LIFEBlockage /Clogged, Extent : Severe, Area Affected Location : Basement100%0-2\$5,200100%0-2\$5,200100%0-2\$5,200100%202250%2037Recent Installation, Extent : Light, Area Affected Location : Basement2022100%202280%20320ther Observation, Extent : Light, Area Affected Location : Basement2032100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE100%LIFE	Current RepairFuture Replacement% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost FY20% 80%LIFE***20% 80%2022\$205,900100%0-2 0-2 0-2\$10,900 0-20322032 0***100%0-2 0-2 0-2\$10,900 	Current RepairFuture ReplacementM% of TotalFail Date (Years)Year FYEstimated Cost FYCycle (Yrs)20% 80%LIFE***2-520% 80%LIFE***2-5100%0-2 0.2\$10,900 2.0322032***1100%0-2 0.2\$10,900 0.20322032***1100%0-2 0.2\$10,900 0.20322032***1100%0.2 0.2\$10,900 0.22032***1100%0.2 0.2\$10,900 0.22022\$75,600 0.22100%0.2 0.2\$90,800 0.2LIFE***1Blockage /Clogged, Extent : Severe, Area Location : Basement1***1100%0.2 0.2\$5,200 0.007LIFE***1100%0.2 0.2\$9,500 0.0074480% 20% 20%2032***1100%2022 2.032\$35,700 1.00%4100%2032 2.032***1100%2032 2.032***1100%2032 2.032***1100%2032 2.032***1100%2032 2.032***1	Current RopairFuture RoplacementMaintenance% of TotalFail Date Estimated Cost (Years)Year FYEstimated Cost (Yrs)Cycle Estimated Cost (Yrs)20% 80%LIFE**2-5\$14,000100%0-2\$10,9002032**1100%0-2\$10,9002032**1Corroded, Extent : Moderate, Area Affected : 50% Location : Supply Pipe Connects To Water Main In Basement11100%2022\$75,6002\$1,800100%0-2\$90,800LIFE**1100%0-2\$90,800LIFE**1100%0-2\$90,800LIFE**1100%0-2\$5,200LIFE**1100%0-2\$5,200LIFE**1Cracked, Extent : Light, Area Affected : 5% Location : Basement2022\$9,5004\$2,000\$0%2032**4\$2,000\$0%2022\$35,7004\$7,500\$0%2032**1\$1,50000her Observation, Extent : Light, Area Affected : 10% Location : Basement2032**1100%2032**1\$1,5000ther Observation, Extent : Light, Area Affected : 10% Location : Basement51,5004\$7,500100%2032**1\$1,5000ther Observation, Extent : Light, Area Affected : 10% Location : Dedicated To The Boiler Plant1\$1,500 </td

Fire Suppression

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

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

BERGEN BUILDING

Asset # : 2059

echanical	Current Repair	Future Replacement			Maintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
e Suppression						
Standpipe	1000/	2017	ىلە بلە	1.5	¢(2,100	
Generic	100%	2047	* *	1-5	\$63,100	
	Combination Sprinkler/Stdpipe, Extent	: Light, Area Affe	ected : 1009	%		
	Location : Westside Of Building Faça	de				
	No Backflow Preventer, Extent : Light,	Area Affected : 1	100%			
	Location : Basement					
Sprinkler						
No Component	80%					
Generic	20%	2047	* *	1-2	\$7,000	
Fire Pump						
Generic	100%	2036	* *	1	\$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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: BKLYN SUPREME AND FAMILY CC	OURT 1ST TO 25TH	I 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	1,5,6,7,10,14,23,25,3	1,33
Block	: 140 Lot : 7502	BIN	: 3347736

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architecture				\$1,267,800
Interior Architecture		\$977,800		\$2,890,600
Electrical		\$1,040,700		\$152,800
Mechanical		\$126,600		\$9,997,800
Total		\$2,145,100		\$14,309,000
Importance Code A				\$1,267,800
Importance Code B		\$2,032,300		\$11,377,700
Importance Code C		\$112,800		\$1,663,400
Total		\$2,145,100		\$14,309,000
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$1,120,000	\$1,327,700	\$1,172,600	\$1,372,800
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				
Total	\$1,120,000	\$1,327,700	\$1,172,600	\$1,372,800



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.

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

Asset # : 13879

Architecture	С	urrent Repair	Futur	e Replacement	М	aintenance	
ystem Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls							
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	
Windows							
Aluminum	97%		2043	* *	5		
Metal Louvers	3%		2036	* *	10		
Parapets							
Metal/Glass Curt Wall	50%		2047	* *	5	\$14,400	
Metal Panel	20%		2047	* *	5	\$5,800	
Metal Rail		4+ \$1,300	2040	* *	5	\$15,800	
		sting, Extent : Moderate, A		cted : 15%			
	Location : F	Perimeter Fence Througho	ut				
Roof							
IRMA/Protected	100%		2035	* *	10	\$118,600	
Membrane				x 1 250/			
		Ballast, Extent : Moderate, 7th And 33th Floor Setback	00	<i>fectea : 25%</i>			
				noted , 1000/			
	Location : 1	ation, Extent : Moderate, A	area Ajje	ectea : 100%			
		nrougnoui : Epdm Under Insulation					
terior	Explanation	: Epam Under Insulation					
Floors							
Carpet	10%		2028	\$1,956,600	3	\$217,400	
Cast in Place Concrete		2-4 \$79,700	LIFE	**	5	\$317,000	
		, Extent : Moderate, Area		: 20%	5	\$517,000	
		11 And Ll2 Garage Surfac	00				
Ceramic Tile	3%		2036	**	5	\$43,500	
Terrazzo	10%		LIFE	* *	5	\$113,200	
Vinyl Tile		4+ \$169,400	2032	* *	3	\$353,200	
v myr i ne		, Extent : Moderate, Area		· 5%	5	Φ333,200	
		st And 14th Floor Vestibu	00				
Wood	2%		2055	* *	5	\$54,300	
woou	270		2033		5	\$J4,500	

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.

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

Asset # : 13879

#: 13879		
Future Replacement Maintenance		
ed Cost Year Estimated Cost Cycle Estimated Cost FY (Yrs)	Priori	
	8	
2040 ** 5 \$48,000		
2,800 LIFE ** 5 \$96,000		
lerate, Area Affected : 5%		
Floors 32/33		
oderate, Area Affected : 5%		
Floors 32/33		
LIFE ** 5 \$36,000		
LIFE ** 5 \$1,051,400		
LIFE **		
LIFE **		
LIFE ** 5 \$480,100		
2044 * * 5 \$1,231,700		
LIFE **		
LIFE ** 5 \$181,100		
Future Replacement Maintenance		
ed Cost Year Estimated Cost Cycle Estimated Cost FY (Yrs)	Priori	
2047 ** 5 \$5,000		
ght, Area Affected : 100%		
pere Siemens Low Voltage Power Circuit Breakers		
2040 ** 5 \$3,600		
ght, Area Affected : 100%		
lt-ampere, 480/208/120 Volts		
2047 ** 5 \$2,500		
2047 ** 5 \$400		
2047 * * 5 \$400 2047 * * 5 \$10,200		
2047 * * 5 \$400 2047 * * 5 \$10,200 2040 * * 1		
2047 * * 5 \$400 2047 * * 5 \$10,200		
2047 ** 5 \$400 2047 ** 5 \$10,200 2040 ** 1 2047 ** 1		
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2047 ** 5 \$400 2047 ** 5 \$10,200 2040 ** 1 2047 ** 1		
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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.
Asset # : 13879

Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	2%			2040	* *	5	\$100	
Motor Control Center	90%			2040	* *	5	\$23,700	
Variable Frequency Drive	8%			2040	* *			
Bround								
Grounding Devices Generic	100%			LIFE	* *	5	\$14,200	
tand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$297,900	
Generators								
Diesel		ervation, E : Penthou	Extent : Light, Area	2036 Affected	* * ! : 100%	1	\$374,900	
	Explanat	tion : Two	l,375 Kilovolt-amp Load Test On Wee			s; Full Lo	oad Test On	
Batteries								
Nickel Cadmium	100%			2022	\$1,600	5	\$215,800	
Fuel Storage				0040	ate ate	-	\$00.000	
Day Tank	50% Other Obs	ervation, E	Extent : Light, Area	2043 Affected	* * ! : 100%	5	\$89,800	
		: Penthou tion : 150 (se Gallon Rated Capa	citv				
Main Tank	50%			2055	* *	5	\$14,200	
Trunk	Other Obs		Extent : Light, Area at Lower Level 2		: 100%	5	ψ1 <u>1</u> ,200	
	Explanat	tion : Two	10,000 Gallons Ra	ted Capa	city			
Lighting								
Interior Lighting								
Fluorescent	80%			2032	* *	10	\$710,400	
			Extent : Light, Area out The Building	Affected	! : 100%			
		tion : T-8 L						
Fluorescent	20%		×	2032	* *	10	\$177,600	
	Other Obs	ervation, E : Corridor	xtent : Light, Area s. Lobbv		: 100%	10	\$177,000	
			oact Fluorescent L	amps				
Egress Lighting	1	- 7						
Emergency, Service	50%			2032	* *	1		
Exit, LED	50%			2055	* *	1		
Exterior Lighting								
Fluorescent	10%			2032	* *	10	\$8,900	
	-	Fluorescent : Outside	t Light, Extent : Lig	ght, Area	Affected : 100%			
No Component	90%							
Lightning Protection								

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.

Asset # : 13879

Electrical	Cur	rent Repair	Futur	e Replacen	nent	Μ	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated	Cost	Cycle (Yrs)	Estimated Cost	Priority
ightning Protection	-							
Arresters/Cabling								
Generic	Location : Ro	ion, Extent : Light, Area of Steel Lightning Rods	2055 Affected	: 100%	* *	5	\$28,500	
Jarm	_							
Security System								
No Component	20%							
Generic	80%		2032		* *	1	\$289,300	
		tion, Extent : Light, Area blic Spaces And Outside		: 100%				
	Explanation :	Intrusion Alarm System	And CCI	TV Surveilla	nce Ca	amera Sy:	stem	
Fire/Smoke Detection								
Generic, Digital	100%		2032		* *	1-3	\$596,600	
		ion, Extent : Light, Area	Affected	: 100%				
		roughout The Building						
	Explanation :	Strobe Lights, Manual H	Pull Statio	ons, Alarm	Bells, F	Iorns An	d Smoke Detectors	
Vechanical	Cur	rent Repair	Futur	e Replacen	nent	М	aintenance	
System		-						Duiquit
Component Type		Date Estimated Cost ears)	FY	Estimated	Cost	(Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Interruptible Gas/Dual	100%		2053		* *	1		
Interruptible Gas/Dual Fuel					* *	1		
_	Other Observat	ion, Extent : Light, Area		: 100%	* *	1		
-	Other Observat Location : Ba	sement Vault	Affected	: 100%	* *	1		
Fuel	Other Observat Location : Ba		Affected	: 100%	* *	1		
Fuel Conversion Equipment	Other Observat Location : Ba Explanation :	sement Vault	Affected 1ks	: 100%				
Fuel	Other Observat Location : Ba Explanation : 100%	sement Vault 2 10,000 Gallon Oil Tar	Affected 1ks 2040		* *	1	\$478,700	
Fuel Conversion Equipment	Other Observat Location : Ba Explanation : 100% Other Observat	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area	Affected 1ks 2040				\$478,700	
Fuel Conversion Equipment	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room	Affected 1ks 2040 Affected				\$478,700	
Fuel Conversion Equipment Hot Water Boiler	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area	Affected 1ks 2040 Affected				\$478,700	
Fuel Conversion Equipment Hot Water Boiler Distribution	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation :	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room	Affected 1ks 2040 Affected Boilers		* *	1		
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room	Affected 1ks 2040 Affected				\$478,700 \$71,600	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100%	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room	Affected uks 2040 Affected Boilers 2049		**	1	\$71,600	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20%	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room	Affected uks 2040 Affected Boilers 2049 2032		* *	1 4 1	\$71,600 \$119,700	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20% 80%	sement Vault 2 10,000 Gallon Oil Tan ion, Extent : Light, Area sement Boiler Room 3 Dual Fuel Hot Water	<i>Affected</i> <i>iks</i> 2040 <i>Affected</i> <i>Boilers</i> 2049 2032 2040	: 100%	**	1	\$71,600	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20% 80% Other Observat	sement Vault 2 10,000 Gallon Oil Tar ion, Extent : Light, Area sement Boiler Room 3 Dual Fuel Hot Water ion, Extent : Light, Area	<i>Affected</i> <i>iks</i> 2040 <i>Affected</i> <i>Boilers</i> 2049 2032 2040	: 100%	* *	1 4 1	\$71,600 \$119,700	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20% 80% Other Observat Location : Th	sement Vault 2 10,000 Gallon Oil Tar ion, Extent : Light, Area sement Boiler Room 3 Dual Fuel Hot Water ion, Extent : Light, Area roughout	Affected uks 2040 Affected Boilers 2049 2032 2040 Affected	: 100%	* *	1 4 1	\$71,600 \$119,700	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler Convector/Radiator	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20% 80% Other Observat Location : Th	sement Vault 2 10,000 Gallon Oil Tar ion, Extent : Light, Area sement Boiler Room 3 Dual Fuel Hot Water ion, Extent : Light, Area	Affected uks 2040 Affected Boilers 2049 2032 2040 Affected	: 100%	* *	1 4 1	\$71,600 \$119,700	
Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	Other Observat Location : Ba Explanation : 100% Other Observat Location : Ba Explanation : 100% 20% 80% Other Observat Location : Th	sement Vault 2 10,000 Gallon Oil Tar ion, Extent : Light, Area sement Boiler Room 3 Dual Fuel Hot Water ion, Extent : Light, Area roughout	Affected uks 2040 Affected Boilers 2049 2032 2040 Affected	: 100%	* *	1 4 1	\$71,600 \$119,700	

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

Asset # : 13879

			A5561#.13					_
Mechanical		Current	Repair	Future	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Conversion Equipment	0.50/			2026	* *		#000 5 00	
Centrifugal, Elec Chille			Eutout , Light Aug	2036		1	\$890,500	
			Extent : Light, Area at Refrigeration Ro		. 100%			
			Extent : Light, Area		· 100%			
			nt Refrigeration Ro		. 10070			
			ary Scroll Compre		lers			
Interior Pkg Unit - Cooling	15%			2028	\$5,380,000	2	\$8,900	
-			Extent : Light, Area	Affected	: 100%			
			ough 30th Floors					
	Explana	tion : Wate	r Sourced Package	ed Air Cor	nditioning Equipm	ent		
Distribution CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$71,600	
			Extent : Light, Area		: 100%			
			ation Equipment R					
	Explana	tion : Inclu	des Condenser Wa	ter Pumps	s And Piping			
Terminal Devices	0.50			2022			#5 00,000	
Air Handler/Cool/Ht	85%		Tutout , Light Aug	2032	* *	1	\$508,900	
			Extent : Light, Area ugh 25th Floors	Ajjecieu	. 10070			
			leating Coils On Ai	ir Handlei	rs			
No Component	15%							
Heat Rejection	1070							
Water Cooling Tower	100%			2028	\$3,640,300	2	\$974,300	
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$539,800	
Exhaust Fans	100/			2022	* *	2	¢2,000	
Interior No Component	10% 90%			2032	* *	2	\$3,000	
No Component	Other Ob.		Extent : Light, Area out	Affected	: 0%			
		tion : This	Component Is Alre	ady Accor	unted For Under T	The Cool	ing Section Of	
lumbing								
H/C Water Piping	1000/			2052	* *	1		
Brass/Copper Water Heater	100%			2053	-1- 1 2	1		
Water Heater Electric	10%			2025	\$84,500	4	\$800	
Liouio	Other Ob.		Extent : Light, Area Locations			T	\$300	
	Explana	tion : Mult	iple Point Of Use E	Electric H	ot Water Heaters			
Gas Fired	Explana 90%		iple Point Of Use E	Electric He 2025	ot Water Heaters \$526,500	2	\$12,700	

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.

Asset # : 13879

Mechanical	Current Repair	Future Replace	ement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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%					
/ertical Transport						
Elevators						
Gearless Traction	90%	LIFE	* *			
	Other Observation, Extent : Light, Are Location : 10 Passenger, 2 Freight, Explanation : 16 Units	•••	ges			
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Light, Are Location : Prisoner Elevators Explanation : 2 Units	ea Affected : 10%				
Escalators	1					
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, Are					
	Location : 1st To 2nd Floor					
	Explanation : 2 Units					
Fire Suppression	*					
Standpipe						
Generic	100%	2053	* *	1-5	\$488,100	
Sprinkler						
Generic	100%	2053	* *	1-2	\$271,200	
Fire Pump					-	
Generic	100%	2040	* *	1	\$180,800	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name		FAMILY/CRIMINAL C			
Address		I STREET 900 SHERID			
Borough	: BRONX		Agency's Number	: 312-202	
Program / Asset #	: DGS0017.	.000 / 2058	Yr Built/Renovated		
Area Sq Ft	: 502,000		Project Type	: REAL PROPERTY	
Date of Survey	: 22-Jun-20	017	Landmark Status	: NONE	
Areas Surveyed	: Basement	, Roof, Floors 1,3,4,10,L	M		
Block	: 2454	Lot : 1	BIN	: 2002704	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$5,744,300		\$614,500
Interior Architect	ure		\$2,480,200		\$14,466,900
Electrical			\$3,964,800		\$2,480,700
Mechanical			\$385,800		\$16,079,200
Total			\$12,575,100		\$33,641,400
Importance Code	A		\$5,744,300		\$3,833,500
Importance Code	В		\$6,391,600		\$18,745,800
Importance Code	С		\$439,200		\$11,062,100
Total			\$12,575,100		\$33,641,400
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$69,800			
Interior Architect	ure	\$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/Escalat	ors	\$148,500	\$148,500	\$148,500	\$148,500
Total		\$677,700	\$542,300	\$410,400	\$4,494,400
Importance Code	А	\$119,500	\$49,700	\$50,800	\$49,700
Importance Code	В	\$558,200	\$467,800	\$359,600	\$4,419,900
Importance Code	С		\$24,800		\$24,800
Total		\$677,700	\$542,300	\$410,400	\$4,494,400



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.

Asset # : 2058

			A5561#.2					
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls Cast in Place Concrete	Cracking/C Location	: Cooling	\$156,500 Extent : Severe, A Tower Area nt, Extent : Moder			5	\$131,200	
		: Cooling	Tower					
Masonry: Brick	Location Staining/D	: Througho iscoloring,	\$167,500 Extent : Light, Ard out Extent : Light, Ard indows, Garage W	ea Affecte		5	\$52,500	
Masonry: Granite	3%			LIFE	* *	5	\$11,800	
Masonry: Limestone	0	0-2 Crumbling, : Through	\$2,425,700 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$314,800	
Slate Panels	2%			LIFE	* *	5	\$7,900	
Windows Aluminum	Location	: Through	\$293,200 t : Light, Area Affe out xtent : Moderate, 2			5	\$33,100	
	Location	: Exterior on : Dirty	Surfaces					
Metal Louvers	5%			2031	* *	10	\$21,800	
Parapets Cast in Place Concrete	Cracking/O Location Expansion	: Throughe Jnt Failure	e, Extent : Modera			5	\$116,100	
Masonry: Brick	10% Cracking/C Location Diagonal C Location Jnt Mortar	: Through Cracks, Ext : Main Roe	\$17,200 Extent : Light, Ard out ent : Moderate, Ar of , Extent : Light, Ar	ea Affect	ed : 5%	5	\$2,800	
Masonry: Limestone	-	0-2 Crumbling, : Throught	\$124,500 Extent : Light, Are	LIFE ea Affecte	* * ed : 10%	5	\$14,100	
		0						

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

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

Asset # : 2058

Architecture	Current R	epair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•						
Roof							
Built-Up (BUR)	96% Now Blisters, Extent : Mode Location : Througho Punct/Tear/Impact Da	ut mage, Extent : M		* * Area Affected : 20	%		1
	Location : Througho						
	Split/Cracked, Extent		Affected :	15%			
	Location : Througho						
	Vegetation Growth, E:		Area Affe	cted : 15%			
	Location : Througho						
	Water Penetration, Ex		a Affected	d : 20%			
	Location : Througho			1000/			
	Worn/Eroded, Extent.		Affected :	100%			
	Location : Througho	ut					
Modified Bitumen	2% Recent Replace Evider Location : Annex Ro		2036 Area Affe	* * ected : 100%	10	\$3,600	
Traffic Topping	2%		2036	* *	10	\$6,100	
Traine Lobbing	Recent Replace Evider Location : Througho	-		ected : 100%	10	\$	
Soffits							
Cast in Place Concrete	70%		LIFE	* *	5		
Masonry: Limestone	30%		LIFE	* *	5		
nterior							
Floors							
Carpet	33% 0-2 Punct/Tear/Impact Da Location : Througho	-	2024 ght, Area	\$3,756,600 Affected : 20%	3	\$417,300	
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	
ý	Cracking/Crumbling, Location : Corridors	Extent : Moderate				• -)	
	Patching Evident, Exte	ent : Moderate, Ai	ea Affect	ed: 30%			
	Location : Througho	ut					

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.

Asset # : 2058

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$116,400	LIFE	* *	5	\$39,600	
	Location Vertical Ci	: 10th Floo	ent : Severe, Area or, Roof Stair D nt : Severe, Area A r D					
Fabric on Framing	10%			2029	\$10,672,800	5	\$49,500	
Gypsum Board	33%	0-2	\$71,700	LIFE	* *	5	\$196,100	
	-	Crumbling, : Throughe	Extent : Moderate	, Area A <u>j</u>	ffected : 10%			
Masonry: Brick	5%	4+	\$40,900	LIFE	* *			
5	•	Crumbling, : Throughe	Extent : Light, Are	ea Affecte	ed : 10%			
Granite Panels	5%	0-2	\$210,300	LIFE	* *			
	-	Crumbling, : Throughe	Extent : Light, Are		ed : 10%			
Plaster	25%			LIFE	* *	5	\$74,300	
SGFT/Glazed Masonry	5%			LIFE	* *		. ,	
Wood	2%			LIFE	* *	5	\$79,300	

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.

Asset # : 2058

Architecture		Current Re	pair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Ceilings	100/					_		
AcousTileConcealSpLn	Cracking/C Location	rumbling, E. : Throughou	\$288,600 xtent : Moderate t xtent : Moderate	-	-	5	\$210,800	
	Water Pene	: Throughou etration, Exte : Throughou	ent : Moderate, A	1rea Affe	cted : 10%			
AcousTileSusp.Lay-In	Location	sing Elemen Throughou	\$360,700 ts, Extent : Ligh t, Corridors xtent : Moderate			5	\$105,400	
	Location Water Pene Location Worn/Erod	: Throughou etration, Exte : Throughou	t, Corridors ent : Moderate, A t Moderate, Area .	1rea Affe	cted : 5%			
Exposed Concrete	Location Staining/Di Location Water Pene	rumbling, E. 10th Floor scoloring, E 10th Floor tration, Exte	\$860,900 xtent : Moderate xtent : Moderate ent : Severe, Area Roof, 10th Floor	r, Area A a Affecte	ffected : 15%	5	\$39,500	
Gypsum Board	-	0-2 Frumbling, E. Throughou	\$22,600 xtent : Light, Are	LIFE ea Affecte	* * ed : 12%	5	\$52,700	
te Pavements								
Public Sidewalk Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2033	* *			
lectrical		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts Service Equipment Fused Disc Sw	Location	rvation, Exte : Electrical I on : 4000 A1		2048 Affected	* *	5	\$2,200	

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

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

Asset # : 2058

Electrical	Curr	ent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Transformers	1000/		0041	ala ala	-	¢1.000	
Dry Type	100%		2041	* *	5	\$1,800	
		on, Extent : Moderate, . oughout The Building	Area Ajje	ctea : 100%			
		Total Of 75 Different Ra	atings Als	so 5.5 Amperes Red	ctifier 6	Volts Dc	
Switchgear / Switchboard							
Fused Disc Sw	50%		2028	\$258,500	5	\$1,100	
Fused Disc Sw	50%		2048	* *	5	\$1,100	
Raceway							
Conduit	30%		2038	* *	1		
Conduit	70%		2048	* *	1		
Panelboards Fused Disc Sw	100/		2044	* *	5	¢1 200	
Fused Disc Sw Molded Case Bkrs	10% 90%		2044 2044	* *	5 5	\$1,200 \$11,900	
Wiring	90%		2044		3	\$11,900	
Thermoplastic	60%		2028	\$572,200	1		
Thermoplastic	40%		2048	**	1		
Motor Controllers	1070		2010		-		
Locally Mounted	30%		2026		5	\$1,000	
Motor Control Center	70% 4+	. ,	2041	* *	5	\$4,800	
		oded, Extent : Moderate h Floor Mechanical Roo		fected : 5%			
	Suspect Water D	Damage, Extent : Moder In Floor Mechanical Roo	ate, Area	Affected : 5%			
Bround							
Grounding Devices							
Generic	50%		LIFE	* *	5	\$3,700	
	Other Observati Location : Bas Explanation :		Affected	: 100%			
Generic	50%		LIFE	* *	5	\$3,700	
	Other Observati	on, Extent : Light, Area	Affected	: 100%		-	
	Location : Bas						
	Explanation :	Water Main					
tand-by Power							
Transfer Switches	1000/		20.41	* *	1	¢154.500	
Automatic	100%		2041	ጥ ጥ	1	\$154,500	
Generators Diesel	100%		2037	* *	1	\$194,400	
Diesei		on, Extent : Moderate, . f			1	φ1 24,4 00	
	Explanation :	One 1500 Kilowatt Gen	set				

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.

Asset # : 2058

Current Repair Future Replacement					Μ		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
000/			0.000	¢1.400	-		
	<i>.</i> :	· · · · · · · · ·			5	\$1,900	
		-	Ајјестеа	: 100%			
			ık				
50%			2044	* *	5	\$46,600	
Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	-						
	tion : One 2	275 Gallons					
					5	\$7,400	
		-	Affected	: 100%			
Explana	tion : One I	0,000 Gallon					
85%			2033	* *	10	\$391,400	
	ervation, E	xtent : Light, Area		: 100%	10	\$551,100	
		-	00				
Explana	tion : Using	g T-12 Lamps					
15%			2023	\$1,309,500	2	\$1,700	
50%			2023	\$130,600	1		
50%			2023	\$88,500	1		
100%			2023	\$2,005,500	10	\$1,500	
200/							
			2022	* *	1	\$27 500	
2070			2033		1	\$37,300	
70%							
			2028	\$1.650.000	1-3	\$92,800	
			2020	\$1,000,000	1.5	\$72,000	
	Current F	Repair	Futur	e Replacement	М	aintenance	
% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Total	(Years)		FY		(Yrs)		
			1				1
100%			2048	* *	1		
Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	a : Basemen	t Fuel Tank Also U					
	Total 90% 10% 0ther Obs Location Explana. 50% Other Obs Location Explana. 15% 50% 100% 80% 20% 70% 30% % of 100%	Total(Years)90% 10%0ther Observation, E Location : On Roof Explanation : 150050%0ther Observation, E Location : Roof Explanation : One 2 50%0ther Observation, E Location : Basemen Explanation : One 185%0ther Observation, E Location : Basemen Explanation : One 185%0ther Observation, E Location : Basemen Explanation : Using 15%50% 50% 50%100%80% 	Total (Years) 90% 10% Other Observation, Extent : Light, Area Location : On Roof Near Generator Explanation : 1500 Kilowatt Load Bar 50% Other Observation, Extent : Light, Area Location : Roof Explanation : One 275 Gallons 50% Other Observation, Extent : Light, Area Location : Basement Explanation : One 10,000 Gallon 85% Other Observation, Extent : Light, Area Location : Basement Explanation : One 10,000 Gallon 85% Other Observation, Extent : Light, Area Location : Throughout Explanation : Using T-12 Lamps 15% 50% 50% 50% 50% 50% 50% 50% 50% 50% 50% 50% 50% 20% 70% 30% 20% 70% 30% 100% <td>Total (Years)FY90%202210%2022Other Observation, Extent : Light, Area Affected Location : On Roof Near Generator Explanation : 1500 Kilowatt Load Bank50%2044Other Observation, Extent : Light, Area Affected Location : Roof Explanation : One 275 Gallons 50%2031Other Observation, Extent : Light, Area Affected Location : Basement Explanation : One 10,000 Gallon2033Other Observation, Extent : Light, Area Affected Location : Basement Explanation : One 10,000 Gallon202315%202350%202350%202315%202350%202350%2023100%202380% 20%203370% 30%2028100%2028</td> <td>Total (Years) FY 90% 2022 \$1,400 10% 2022 \$200 Other Observation, Extent : Light, Area Affected : 100% Location : 0n Roof Near Generator Explanation : 1500 Kilowatt Load Bank 50% 2044 ** Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : One 275 Gallons 50% 2031 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 10,000 Gallon 85% 2033 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 10,000 Gallon ** 0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps 15% 2023 \$1,309,500 50% 2023 \$130,600 2023 \$88,500 100% 2023 \$2,005,500 \$88,500 100% 2023 \$1,650,000 \$2028 \$1,650,000 80% 2028 \$1,650,000 \$100% \$2028</td> <td>Total (Years) FY (Yrs) 90% 2022 \$1,400 5 10% 2022 \$200 5 Other Observation, Extent : Light, Area Affected : 100% Location : On Roof Near Generator ** 5 S0% 2044 ** 5 Other Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 Cutren Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 Other Observation, Extent : Light, Area Affected : 100% Location : Basement ** 10 Explanation : One 10,000 Gallon ** 10 ** 10 Nother Observation, Extent : Light, Area Affected : 100% Location : Throughout ** 10 Explanation : One 10,000 Gallon 1 10 1 10 1 S0% 2023 \$1,309,500 2 1 1 100% 2023 \$1,309,500 1 1 1 00% 2023 \$1,309,500 1 1 1 1</td> <td>Total (Years) FV (Yrs) 90% 2022 \$1,400 5 \$16,700 10% 2022 \$200 5 \$15,000 Other Observation, Extent : Light, Area Affected : 100% Location : On Roof Near Generator Explanation : 1500 Kilowatt Load Bank ** 5 \$46,600 Other Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 \$7,400 Other Observation, Extent : Light, Area Affected : 100% 2031 ** 5 \$7,400 Other Observation, Extent : Light, Area Affected : 100% Location : Basement * 10 \$391,400 Other Observation, Extent : Light, Area Affected : 100% Location : Basement * 10 \$391,400 Other Observation, Extent : Light, Area Affected : 100% Location : Using T-12 Lamps * 10 \$391,400 Dther Observation, Extent : Light, Area Affected : 100% Location : Using T-12 Lamps * 10 \$391,400 100% 2023 \$130,600 1 * 1 \$37,500 50% 2023 \$2,005,500 1</td>	Total (Years)FY90%202210%2022Other Observation, Extent : Light, Area Affected Location : On Roof Near Generator Explanation : 1500 Kilowatt Load Bank50%2044Other Observation, Extent : Light, Area Affected Location : Roof Explanation : One 275 Gallons 50%2031Other Observation, Extent : Light, Area Affected Location : Basement Explanation : One 10,000 Gallon2033Other Observation, Extent : Light, Area Affected Location : Basement Explanation : One 10,000 Gallon202315%202350%202350%202315%202350%202350%2023100%202380% 20%203370% 30%2028100%2028	Total (Years) FY 90% 2022 \$1,400 10% 2022 \$200 Other Observation, Extent : Light, Area Affected : 100% Location : 0n Roof Near Generator Explanation : 1500 Kilowatt Load Bank 50% 2044 ** Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : One 275 Gallons 50% 2031 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 10,000 Gallon 85% 2033 ** Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 10,000 Gallon ** 0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Using T-12 Lamps 15% 2023 \$1,309,500 50% 2023 \$130,600 2023 \$88,500 100% 2023 \$2,005,500 \$88,500 100% 2023 \$1,650,000 \$2028 \$1,650,000 80% 2028 \$1,650,000 \$100% \$2028	Total (Years) FY (Yrs) 90% 2022 \$1,400 5 10% 2022 \$200 5 Other Observation, Extent : Light, Area Affected : 100% Location : On Roof Near Generator ** 5 S0% 2044 ** 5 Other Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 Cutren Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 Other Observation, Extent : Light, Area Affected : 100% Location : Basement ** 10 Explanation : One 10,000 Gallon ** 10 ** 10 Nother Observation, Extent : Light, Area Affected : 100% Location : Throughout ** 10 Explanation : One 10,000 Gallon 1 10 1 10 1 S0% 2023 \$1,309,500 2 1 1 100% 2023 \$1,309,500 1 1 1 00% 2023 \$1,309,500 1 1 1 1	Total (Years) FV (Yrs) 90% 2022 \$1,400 5 \$16,700 10% 2022 \$200 5 \$15,000 Other Observation, Extent : Light, Area Affected : 100% Location : On Roof Near Generator Explanation : 1500 Kilowatt Load Bank ** 5 \$46,600 Other Observation, Extent : Light, Area Affected : 100% Location : Roof ** 5 \$7,400 Other Observation, Extent : Light, Area Affected : 100% 2031 ** 5 \$7,400 Other Observation, Extent : Light, Area Affected : 100% Location : Basement * 10 \$391,400 Other Observation, Extent : Light, Area Affected : 100% Location : Basement * 10 \$391,400 Other Observation, Extent : Light, Area Affected : 100% Location : Using T-12 Lamps * 10 \$391,400 Dther Observation, Extent : Light, Area Affected : 100% Location : Using T-12 Lamps * 10 \$391,400 100% 2023 \$130,600 1 * 1 \$37,500 50% 2023 \$2,005,500 1

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.

Asset # : 2058

lechanical	Current	Repair	Future	Replacement	Μ		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Conversion Equipment Steam Boiler	100% On Extended Life, Ex Location : 10th Flo		2026 rea Affect	\$3,219,000 red : 100%	1	\$497,200	
	Other Observation, I Location : 10th Flo	oor			~ ~		
	Explanation : 2 Un	its - 2 Instantaniou	s Heat Ex	changers Convert	Steam T	o Hot Water	
Distribution	90%		2036	* *	4	\$22,200	
Hot Wtr Piping/Pump	9076 Other Observation, I Location : Basemen	-	Affected		4	\$22,300	
	Explanation : Hot	Water Used For Pro	eheat Coi	ls And Perimeter I	Radiators	5	
Steam Piping/Pump	10% Other Observation, 1 Location : 10th Flo	0	2038 Affected	* *			
	Explanation : 10th	Floor Uses Steam	For Heati	ng. Other Floors d	Use Hot	Water.	
Terminal Devices							
Air Handler	30%		2028	\$2,098,200	1	\$93,100	
Convector/Radiator	30%		2033	* *	1	\$48,600	
Fan Coil Unit/Heat	40%		2028	\$2,979,600	1	\$64,900	
ir Conditioning							
Energy Source	1000/		2026	* *	1		
Electricity	100%		2036	~ ~	1		
Conversion Equipment	0.00/		2041	* *	1	\$522 400	
Centrifugal, Elec Chiller	98% R-134a Refrigerant, Location : Chillers	Extent : Light, Arec	2041 a Affected		1	\$532,400	
	Other Observation, E Location : Roof						
	Explanation : 3 Un Operational Yet. D				er On Tr	ie Rooj Not	
Exterior Pkg Unit - Cooling	1%		2033	* *	2	\$300	
C	Other Observation, I Location : Roof	Extent : Light, Area	Affected	: 1%			
	Explanation : 2 Un	its Used For Eleva	tor Machi	ne Rooms.			
Split Unit	1%		2033	* *			
Distribution CW & CHW Wtr Pipe/Pump	100%		2048	* *	4	\$24,700	
Terminal Devices							
Air Handler/Cool/Ht	50%		2033	* *	1	\$155,200	
Fan Coil - 4 Pipe	50%		2028	\$5,822,800	1	\$81,100	

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.

Asset # : 2058

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection	1000/							
Water Cooling Tower	100%			2032	* *	2	\$505,200	
			Extent : Light, Area	Affected	: 100%			
	Location	e e	:	2 9 7	in a fa Chillen In	$T_{\rm b} = 104$	- Flaam	
/entilation	Explana	tion : 2 Un	its Installed In 201.	s Same 1	ime As Chillers In	The Tota	i Floor.	
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$279,900	
Exhaust Fans	10070			LIIL		23	\$219,900	
Interior	100%			2028	\$1,769,600	2	\$15,400	
Plumbing	10070			2020	\$1,703,000	-	\$10,100	
H/C Water Piping								
Brass/Copper	10%			2048	* *	1		
Galvanized Steel	90%			2033	* *	1		
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemen	nt					
	Explana	tion : In Li	ne Pressure Booste	r Pump I	For Domestic Cold	Water.		
HW Heat Exchanger								
HTHW/HW	100%			2048	* *			
	Other Obs	servation, E	Extent : Moderate, 2	4rea Affe	cted : 100%			
	Location	ı : Basemer	<i>it</i>					
	Explana	tion : 2 Un	its					
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)	1000/						#2 0,000	
Electric	100%			2033	* *	4	\$30,000	
Backflow Preventer	1000/			2022	* *	1	#20 700	
Generic	100%			2033	* *	1	\$30,700	
Fixtures	1000/							
Generic	100%							
/ertical Transport								
Elevators	0.00/			LIEE	* *			
Geared Traction	90% Other Ob		Extent : Light, Area	LIFE Affacted				
	Location Floor, 1	i : 6 Units I	From Lower Mezza 1 Basement To 10th	nine To 9		From Bc	asement To 9th	
Hydraulic	10%			LIFE	* *			
2			Extent : Light, Area		: 100%			
		1 : Lm-4th 1	0					
	Explana							

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.

Asset # : 2058

lechanical	Current Repair	Future Rep	placement	М		
ystem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
ertical Transport						
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%			
	Location : (2) Lm - M, (2) M-1	, (2) 1-2				
	Explanation : 6 Units					
re Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$262,500	
Sprinkler						
No Component	70%					
Generic	30%	2048	* *	1-2	\$42,200	
	Other Observation, Extent : Lig	ht, Area Affected : 30%	%			
	Location : Garage, Basement,					
	Explanation : Deluge System I 2nd Floor.	For The Garage. Dry S	System For C	ellar, Ba	sement 1st And	
Fire Pump						
Generic	100%	2024	\$320,200	1	\$93,700	

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.

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

CAPITAL		FY 2021 - 2024		FY 2025 - 2030	
Exterior Architecture		\$439,800		\$5,984,200	
Interior Architecture		\$374,100		\$2,550,300	
Electrical		\$470,300			
Mechanical		\$2,316,800		\$20,134,000	
Total		\$3,601,100		\$28,668,500	
Importance Code A		\$439,800		\$5,984,200	
Importance Code B		\$2,974,800	\$21,576,40		
Importance Code C		\$186,500	\$1,107,8		
Total		\$3,601,100		\$28,668,500	
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024	
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	

Total	\$1,082,800	\$678,700	\$777,000	\$768,300
Importance Code C				
Importance Code B	\$1,032,700	\$612,300	\$740,800	\$706,000
Importance Code A	\$50,100	\$66,500	\$36,200	\$62,300
Total	\$1,082,800	\$678,700	\$777,000	\$768,300
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Mechanical	\$279,200	\$276,600	\$413,000	\$230,600



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX HALL OF JUSTICE

Asset # : 14315

Architecture	Current Repair Future Replacement			Μ				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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%		\$13,900	2034	* *			
	-	-	Extent : Light, Are r Balconies	a Affecte	d : 5%			
					. 1 100/			
			xtent : Moderate, A or Penthouse And	00				
Metal Panel	4%			2042	* *	10	\$30,300	
Modified Bitumen	65%			2029	\$3,850,500	10	\$268,200	
Skylight, Metal/Glass	2%			2049	* *	10	\$27,500	
Under Construction	25%							
		ervation, E : Ground	Extent : Light, Area Floor	Affected	1:0%			
	Explana	tion : Plaza	a Roof Over Parkin	g Area				
Soffits								
Metal Panel	100%			2049	* *	5-10		
nterior								
Floors	200/	0.0	<i>Ф</i>4441 00	2020	¢ 4 4 4 1 200	2	¢ 402 400	
Carpet		r/Impact D	\$444,100 amage, Extent : M 9th Floors	2028 oderate,	\$4,441,300 Area Affected : 20	3	\$493,400	
Cast in Place Concrete	10%	4+	\$24,100	LIFE	* *	5	\$239,800	
	Loose/Del		e, Extent : Moderat		Affected : 25%	5	\$237,000	
	Paint Peel	ling, Extent	: Moderate, Area Machine Room 10	00	: 25%			
Ceramic Tile	5%			2038	* *	5	\$54,800	
Granite Panels	15%			LIFE	* *	5	\$123,300	
Steel Plate	5%			LIFE	* *	1	,	
		ervation, E	Extent : Light, Area		: 100%	-		
	Location	: Stairwel	ls					
	Explana	tion : This	Is Actually Stainles	s Steel T	reads And Risers			
	-				* *	5	\$257,000	
Terrazzo	30%			LIFE		3	\$257,000	

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

BRONX HALL OF JUSTICE т ш. 4 4 6 4 8

Architecture	Current Repair			Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
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	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 1%			
			Room 1031		1 100/			
			xtent : Moderate, A					
		: Under 71	th Floor Balconies	At Stairv	vells			
Granite Panels	2%			LIFE	* *			
Plaster	• • •	Now	\$39,000	LIFE	* *	5	\$27,600	
	0	0	Extent : Moderate		ffected : 5%			
	Location	: Ramp Ar	ea At Jury Waiting	g Room				
Wood	5%			LIFE	* *	5	\$367,400	
Ceilings								
AcousTileSusp.Lay-In	50%	4+	\$93,800	2042	* *	5	\$274,100	
			ents, Extent : Mod	erate, Ar	ea Affected : 10%			
	Location	: Basemen	t					
Exposed Concrete	8%			LIFE	* *	5	\$13,700	
Gypsum Board	40%	4+	\$93,800	LIFE	* *	5	\$548,200	
			xtent : Moderate, A	1rea Affe	ected : 2%			
	Location	: 6th Floo	r At Stairwells					
Metal Panel	2%			LIFE	* *	5	\$27,400	
ite Enclosure								
Fence/Gates								
Chain Link	100%			2049	* *			
Free Standing Walls								
Under Construction	100%							
Retaining Walls								
Under Construction	100%							
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
On-Site Walkways								
Cast in Place Concrete	85%			2034	* *			
Pavers/Stone	15%			2032	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2042	* *			
Activity Yard								
Under Construction	100%							

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

Under 600 Volts

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

BRONX HALL OF JUSTICE

Asset # : 14315

Electrical	Current Repair Future Repla			e Replacement	Μ			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	Location	servation, E 1 : Electrica	Extent : Light, Area al Room 5000 Ampere Serv		**	5	\$3,800	
Transformers			_					
Dry Type	Location			2042 Affected	**	5	\$2,700	
Switchgear / Switchboard Fused Disc Sw	100%			2049	* *	5	\$3,100	
Raceway								
Conduit	100%			2039	* *	1		
Panelboards								
Fused Disc Sw	10%			2045	* *	5	\$1,700	
Molded Case Bkrs	90%			2045	* *	5	\$17,400	
Wiring	100%			2049	* *	1		
Thermoplastic Motor Controllers	100%			2049		1		
Locally Mounted	10%			2042	* *	5	\$500	
Motor Control Center	80%			2042	* *	5	\$16,000	
	Other Obs Location	servation, E	Extent : Light, Area venth And Mezzani Sides	Affected		-	,	
Motor Control Center	Location	servation, E 1 : Mezzanii	Extent : Light, Area ne For Smoke Purge	2042 Affected	**	5	\$2,000	
round	<u>^</u>		0					
Grounding Devices				_			• • •	
Generic	Location			LIFE Affected	**	5	\$10,800	
and-by Power								
Transfer Switches				• • • •			A	
Automatic	Location	servation, E	Extent : Light, Area us Locations iple Units	2042 Affected	**	1	\$225,400	
Generators								
Diesel	Location	servation, E 1 : Basemen	Extent : Light, Area at) Kilovolt-Ampere	2038 Affected	* * : 100%	1	\$283,700	

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.

BRONX HALL OF JUSTICE

Electrical	Current Repair Future Replacement			Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	e Estimated Cost	Priority	
Stand-by Power						
Batteries						
Lead/Acid	100%	2023 \$1,6	500 5	\$27,100		
Fuel Storage						
Day Tank	20% Other Observation, Extent : Light, Area Location : Basement Explanation : 275 Gallons		** 5	\$27,200		
Main Tank	80% Other Observation, Extent : Light, Area Location : Basement Explanation : 10,000 Gallons, Sharea	a Affected : 100%	** 5	\$17,200		
Lighting						
Interior Lighting Fluorescent	50% T-12 Lamps And Fixtures, Extent : Ligi Location : Throughout	2034 ht, Area Affected : 100%	** 10	\$335,900		
Fluorescent	20%	2034	** 10	\$134,400		
i horeseent	T-8 Lamps And Fixtures, Extent : Mode Location : Throughout			ψ1 3 -1,-100		
HID	30%	2034	** 10	\$7,100		
Egress Lighting						
Exit, LED	60%	2057	** 1			
Exit, Service	10%	2034	** 1			
Exit, Battery	30%	2034	** 10	\$14,800		
Exterior Lighting HID	100%	2034	** 10	\$2,200		
Lightning Protection						
Arresters/Cabling Generic	100%	2057	** 5	\$21,500		
Alarm	10070	2037	5	\$21,500		
Security System Generic	100%	2034	** 1	\$273,600		
Fire/Smoke Detection Generic, Digital	100%		** 1-3	\$451,400		
Mechanical	Current Repair	Future Replaceme	nt	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C FY	ost Cycle (Yrs)	e Estimated Cost	Priority	
Heating Energy Source Interruptible Gas/Dual Fuel	100% Other Observation, Extent : Light, Area	2039	** 1			
	Location : Vault Explanation : Two 10,000 Gallon Tar					

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

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

BRONX HALL OF JUSTICE

Asset # : 14315

Mechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	\$362,200	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	i : Boiler R	oom					
	Explana	tion : 3 Boi	lers					
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$54,200	
Terminal Devices								
Air Handler	35%			2029	\$3,572,000	1	\$158,500	
Convector/Radiator	60%			2034	* *	1	\$142,000	
Unit Heater - Hot Water	5%			2029	\$135,900			
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 33%			
	Location	ı : Chiller H	Room					
	Explana	tion : 1 Chi	ller - Power Suppl	ied From	n A Natural Gas Po	wered G	enerator	
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2032	* *	1	\$713,400	
Interior Pkg Unit -	10%	0-2	\$135,700	2027	\$2,713,700	2	\$3,600	
Cooling	D 11 Dof	igonant Fr	tent : Moderate, Ai	an Affan	tad . 1000/			
	-	-	out Building	eu Ajjeci	ieu . 10070			
		-	Sat Ballaing Extent : Moderate, 1	Aroa Aff	acted · 10%			
			out Building	пей лује	<i>cieu</i> . 1070			
		-	rols System Is Obso	alete				
Distribution	Елриини		ois system is Obse	леге				
CW & CHW Wtr	100%			2039	* *	4	\$36,100	
Pipe/Pump	10070			2039		-	\$50,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$8,140,000	1	\$453,000	
	10070			2029	\$6,140,000	1	\$755,000	
Heat Rejection Water Cooling Tower	100%	Now	\$1,101,700	2030	\$2,754,300	2	\$589,800	
water Cooling Tower			xtent : Severe, Are			2	\$389,800	
		i : Through		u Ajjecie	<i>a</i> . 10070			
		-		a Europa (Cooling Tower To S	hustom C	ownoneuta Mot	
			t Flow To Operate			ystem C	omponents Not	
Ventilation	1101111	S Sujicien	1 tow 10 Operate	Lynipine				
Exhaust Fans								
Interior	95%			2029	\$2,453,100	2	\$21,300	
Roof	5%			2029	\$60,300	2	\$1,100	
Plumbing	570			2027	<i>400,500</i>	-	ψ1,100	
H/C Water Pining								
H/C Water Piping Brass/Copper	100%	Now	\$541,000	2039	* *	1		
H/C Water Piping Brass/Copper		Now Extent : Se	\$541,000 evere, Area Affecte	2039 d : 100%	× *	1		

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.

BRONX HALL OF JUSTICE

Asset # : 14315

Mechanical	Cu	rrent Repair	Future	Replacement	М	aintenance		
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
lumbing								
Water Heater Gas Fired	Location : Bo	tion, Extent : Light, Area biler Room : Two 250 Gallon Units	2024 a Affected	\$442,700 : 100%	2	\$10,700		
Sanitary Piping	Explanation	Two 250 Guilon Onlis						
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	Location : W	tion, Extent : Light, Area ater Meter Room · Fire And Domestic Wat			1	\$44,900		
Fixtures	Linprananten							
Generic	100%							
Vertical Transport Elevators								
Geared Traction	Location : Tw	tion, Extent : Light, Area velve Units From Sub-ba One Unit From 1st to 7 · 21 Units	isement To		Units Fr	om Sub-basement		
Hydraulic		tion, Extent : Light, Area isement To 2nd Floor · 1 Unit	LIFE a Affected	* *				
Escalators Under 20' Rise	100% Other Observa Location : Lo Explanation :	•	LIFE a Affected .	* *				
ire Suppression	-							
Standpipe Generic	100%		2049	* *	1-5	\$369,300		
Sprinkler Generic	100%		2039	* *	1-2	\$205,200		

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

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 CLE	LLAN 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

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$632,800	\$135,000	\$124,900	\$153,100
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
Total	\$632,800	\$135,000	\$124,900	\$153,100



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.

BRONX HOUSING COURT

Asset # : 4374

rchitecture	Current Repair Future Replac			acement Maintenance		
rstem Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls				_	.	
Glass Block		\$136,400 LIFE	**	5	\$5,400	
	Jnt Mortar Miss/Erod, Exte	ent : Moaerate, Area A	Affected : 30%			
	Location : Throughout Water Penetration, Extent .	· Savara Araa Affacta	$d \cdot 200\%$			
	Location : Rear East Fac		u . 2070			
Maganmy Drials Covity		*	* *	5	\$92.000	
Masonry: Brick Cavity	68% 0-2 Expansion Jnt Failure, Ext	. ,		3	\$83,900	
	Location : Bulkhead And		<i>ageetea</i> : 2070			
	Jnt Mortar Miss/Erod, Exte	-	Affected : 20%			
	Location : North And Sou					
	Rusting Masonry Supt, Exte	ent : Moderate, Area .	Affected : 15%			
	Location : At Louvers					
	Staining/Discoloring, Exter	nt : Moderate, Area A	ffected : 15%			
	Location : Below Window	Sills And Vents				
	Vertical Cracks, Extent : M					
	Location : Bulkhead, Rea	r Facade At Adjoining	g Building			
Masonry: Sandstone	5% 0-2	\$10,000 LIFE	* *	5	\$4,600	
	Open Joints, Extent : Mode	rate, Area Affected :	15%			
	Location : Bulkhead					
Metal/Glass Curt Wall		\$414,100 LIFE	* *	5	\$46,300	
	Air Infiltration, Extent : Lig	ght, Area Affected : 60)%			
	Location : Throughout		1 200/			
	Glazing Clouded, Extent : I Location : North Facade		ea : 20%			
	Caulking Deteriorated, Ext		Affected · 25%			
	Location : Throughout	<i>em : mouer are, mea</i>	<i>Hyjecica</i> : 2570			
	Water Penetration, Extent .	· Light. Area Affected	: 20%			
	Location : 5th Floor At M	• ••				
Windows						
Aluminum	90% Now	\$221,000 2046	* *	5	\$12,500	
	Caulking Deteriorated, Ext	ent : Moderate, Area	Affected : 25%			
	Location : Upper Floors					
	Water Penetration, Extent .					
	Location : Various Room	s On Upper Floors Th	rough South Faca	de, 10th	Floor Elevator	
M-4-1 I	Lobby	¢4.400 2020	* *			
Metal Louvers	10% 4+ Corrosion/Rusting, Extent.	\$4,400 2039				
	$- \cos \alpha \cos $	- LIYAL AREA ANECLEA	. 50/0			

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.

BRONX HOUSING COURT

Asset # : 4374

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets	4 = 0 /						†2 – 0 0	
Masonry: Brick Cavity	15%			LIFE	* *	5-10	\$3,700	
Masonry: Sandstone	5%	4.	*- - · · ·	LIFE	* *	5-10	\$2,200	
Metal Rail	75%		\$7,700	2043	**	5	\$19,400	
		-	xtent : Moderate, A	irea Ajje	ctea : 30%			
		: Through	Extent : Moderate,	Amon Af	Factod . 50/			
	0	0 0	extent : Moderate, st Corner On The (
		. Norinwe	si Corner On The C		* *	5	ф г оо	
Stucco Cement	5%			2043		5	\$500	
Roof IRMA/Protected	82%	0-2	\$41,000	2035	* *			
Membrane	8270	0-2	\$41,000	2055				
Memorane	Broken Po	wer Blocks	Extent : Moderate	Area A	ffected · 25%			
		: 6th Floo		, 11 cu 1	<i>jjeeleu</i> : 2570			
			Extent : Moderate	> Area A	ffected · 15%			
		a : 6th Floo		, 111 Ou 11	<i>gjeeteu</i> : 1070			
			Extent : Moderate	e. Area A	ffected : 15%			
		: 6th Floo		,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
			ings, Extent : Mod	erate, Ar	ea Affected : 30%			
			cade 10th Floor		55			
			Extent : Moderate, .	Area Affe	ected : 20%			
	-	: Through		00				
Modified Bitumen	10%	Now	\$4,300	2030	\$42,500			
			xtent : Severe, Are					
	Location	: 10th Thr	ough 6th Floor					
Skylight, Plastic	5%			2043	* *	1		
Sloped Glazing		Now	\$5,500	LIFE	* *	5	\$11,900	
	-		xtent : Moderate, A		cted : 20%	C C	<i>Q</i> 1 1,9 0 0	
		: Entrance		55				
terior								
Floors								
Carpet		Now	\$202,100	2032	* *	3	\$22,500	
			Extent : Light, Are	ea Affect	ed : 50%			
		: Through						
			: Severe, Area Affe	ected : 10	00%			
	Location	: Through	out					
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	
			Extent : Light, Are	ea Affect	ed : 10%			
		: Through						
			tent : Moderate, A		cted : 10%			
	Location	t : 7th Floo	r Corridor, Basem	ent				

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.

BRONX HOUSING COURT Asset # : 4374

			Asset # : 4	374				
Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$11,700	
Glass: Single Pane	5%		\$23,300	LIFE	* *	5	\$5,500	
			Extent : Moderate, 2	Area Affe	ected : 35%			
		: All Level						
~	-		ded / Staining				<u></u>	
Gypsum Board		Now	\$32,200	LIFE	* *	5	\$44,000	
			xtent : Severe, Are					
			Bulkhead, Various I			th Floor	r Elevator Lobby	
Masonry: Brick	15%		\$45,300	LIFE	* *			
	0	0	Extent : Moderate	e, Area A	ffected : 20%			
		e : Main Sta						
Granite Panels	5%	4+	\$31,100	LIFE	* *			
			Extent : Moderate, A	4rea Affe	ected : 25%			
		: Entrance	•					
	Explana	tion : Stain	ing/coloring					
Wood	10%			LIFE	* *	5	\$117,300	
Ceilings						_		
AcousTileSusp.Lay-In	60%		\$76,800	2043	* *	5	\$44,900	
			Extent : Light, Are	ea Affect	ed : 10%			
		: Through			× 1 150/			
	-		Extent : Moderate,					
		i : At Divid	ing Walls On Uppe					
Exposed Concrete	10%			LIFE	* *	5-10	\$18,700	
Gypsum Board		Now	\$9,600	LIFE	* *	5	\$56,100	
			xtent : Severe, Are					
	Location	: Various	Rooms On Upper I	loors, I	0th Floor Elevator	Lobby		
ite Enclosure								
Fence/Gates	1000/			2015	* *			
Iron Picket	100%			2065	~ ~			
Retaining Walls	1000/			2065	* *			
Cast in Place Concrete	100%			2065				
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
	10070			2043				
Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component	Total	(Years)	Limited Cost	FY	Limited Cost	(Yrs)	Louinuteu Cost	1.10110
Туре		、				、		

Under 600 Volts

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.

BRONX HOUSING COURT

Asset # : 4374

lectrical		Current	Repair	Future	e Replacement	cement Maintenance			
rstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2040	* *	5	\$2,600		
			Extent : Light, Area	Affected	: 100%				
			al Room Basement						
			3,000 Ampere, One onncet Switches	2,000 Ar	npere, One 1,600) Ampere	And One 1,200		
Switchgear / Switchboard									
Molded Case Bkrs	100%			2040	* *	5	\$2,600		
Raceway									
Conduit	100%			2040	* *	1			
Panelboards									
Molded Case Bkrs	100%			2038	* *	5	\$2,600		
Wiring									
Thermoplastic	100%			2050	* *	1			
Motor Controllers									
Locally Mounted	10%			2035	* *	5	\$100		
Motor Control Center	90%			2035	* *	5	\$2,500		
ound									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$2,900		
and-by Power									
Transfer Switches									
Automatic	100%			2035	* *	1	\$30,800		
Generators									
Diesel	100%			2033	* *	1	\$38,700		
			Extent : Light, Area	Affected	: 100%				
		i : Penthou							
	Explana	tion : One	400 Kilowatts						
Batteries									
Nickel Cadmium	100%			2023	\$1,600	5	\$22,300		
Fuel Storage									
Day Tank	50%			2038	* *	5	\$9,300		
			Extent : Light, Area		: 100%				
			or Room Penthouse	?					
	Explana	tion : One	275 Gallons						
Main Tank	50%			2045	* *	5	\$1,500		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%				
	Location	ı : Basemer	nt						
	Explana	tion : One	6,000 Gallons						

Lighting

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

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

BRONX HOUSING COURT

Asset # : 4374

		ASSEL # . 4	3/4				
Electrical		Current Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	60%		2030	\$1,043,400	10	\$55,000	
	Location	ervation, Extent : Light, Area : Throughout The Building tion : T-8 Lamps	ı Affectea	! : 100%			
Fluorescent	40%		2030	\$695,600	10	\$36,700	
	-	Fluorescent Light, Extent : Lig : Throughout The Building	ght, Area	Affected : 100%			
Egress Lighting							
Emergency, Service	50%		2030	\$26,000	1		
Exit, LED	20%		2065	* *	1		
Exit, Service	30%		2030	\$10,600	1		
Exterior Lighting							
LED	30%		2038	* *			
No Component	70%						
larm							
Security System							
No Component	70%						
Generic	30%		2030	\$96,000	1	\$11,200	
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2030	\$328,700	1-3	\$19,100	
Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2050	* *	1		
	Location	ervation, Extent : Light, Area : : Basement Vault tion : One 6,000 Gallon Tank		! : 100%			
Conversion Equipment Hot Water Boiler	100% Leak Evid	0-2 \$15,300 ent, Extent : Moderate, Area .	2043	* *	1	\$44,500	
	Location	: At Sections, Boiler Room					
		ervation, Extent : Light, Area : Sixth Floor Mechanical Eq					
		tion : Two Dual Fuel Hot Wa	•				
Distribution	ылриши		ier Doner	0			
Hot Wtr Piping/Pump	100%		2046	* *	4	\$7,400	
Terminal Devices	10070		2010		•	\$7,100	
Air Handler	40%		2030	\$557,300	1	\$24,700	
Convector/Radiator	40%		2030	**	1	\$12,900	
Fan Coil Unit/Heat	20%		2045	\$296,800	1	\$6,500	
	2070		2050	φ290,000	1	φ0,500	

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.

BRONX HOUSING COURT

Asset # : 4374

Mechanical		Current I	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Energy Source Electricity	100%			2046	* *	1		
Conversion Equipment	10070			2040		1		
Centrifugal, Elec Chille		0-2	\$21,300	2033	**	1	\$92,500	
			nt : Moderate, Are 1 Has Been Down					
			T Has Been Down Extent : Light, Area					
			oor Mechanical Eq					
			ory Screw Chillers	-				
Exterior Pkg Unit -	5%			2025	\$40,100	2	\$300	
Cooling	D 22 Dafu	conquet Ex	tout · Light Area	Iffacted .	1000/			
			tent : Light, Area A 0th Floor Roof	gjeciea :	100%			
Distribution	Locuiton	. 1 01111, 1	0.11 1001 1001					
CW & CHW Wtr	10%	0-2	\$2,400	2050	* *	4	\$500	
Pipe/Pump	Insul Date	rioratina	Extent : Moderate,	Area Af	facted · 100%			
		: 6th Floo		лгей Ајј	ecieu : 10070			
			xtent : Moderate, 2	Area Affe	cted · 30%			
			r Mechanical Roor		cicu : 2070			
			r Size Of Conjunct		g			
CW & CHW Wtr	90%			2050	* *	4	\$6,700	
Pipe/Pump							4 - 9	
Terminal Devices								
Air Handler/Cool/Ht	95%			2030	\$1,055,700	1	\$58,800	
No Component	5%							
Heat Rejection								
Water Cooling Tower	95%			2028	\$357,200	2	\$95,600	
No Component	5%							
ventilation								
Distribution Ductwork/Diffusers	50%	0-2	\$22,800	LIFE	* *	2-5	\$27,000	
Ductwork/Diffusers			\$22,800 Extent : Moderate,		Sected · 50%	2-3	\$27,900	
		-			o 5th Floor Lack (Of Airflo	w	
Ductwork/Diffusers	50%	1 110 2011		LIFE	**	2-5	\$44,100	
Exhaust Fans	3070			LILE		2-3	\$44,100	
Interior	90%			2030	\$317,300	2	\$2,800	
Roof	10%			2030	\$16,500	2	\$300	
lumbing						-	42.00	
H/C Water Piping Brass/Copper	98%			2050	* *	1		
Brass/Copper Brass/Copper	98% 2%	0-2	\$14,800	2030	* *	1		
Diass/Copper		ervation, E	\$14,800 Extent : Moderate, 2			1		
		^c	viorating Poof Tax	k Shinala	c			
	Expianal	ion : Deter	riorating Roof Tan	ĸ sningle	5			

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

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

BRONX HOUSING COURT

Asset # : 4374

Mechanical	Current F	lepair	Futur	e Replacement	Μ		
System Component Type	% of Fail Date Total (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	
	Not Energy Efficient,	Extent : Moderate,	Area A <u>f</u>	fected : 100%			
	Location : Sixth Flo	or Mechanical Roo	m				
	On Extended Life, Ext	ent : Moderate, Ar	ea Affec	ted : 100%			
	Location : Sixth Flo	or Mechanical Roo	m				
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	
	Not in Service, Extent	: Moderate, Area	Affected	: 50%			
	Location : Basemen	t					
Backflow Preventer							
Generic	100%		2035	* *	1	\$6,100	
Fixtures							
Generic	100%						
	Obsolete Fixtures, Ex		ea Affec	eted : 75%			
	Location : Through	out					
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E.	-	Affected	: 100%			
	Location : Cellar To						
	Explanation : 6 Uni	ts. No.4 Is Out Of S	Service F	For Years. The Res	t Units A	re Down	
E 1.	Frequently.						
Escalators	1000/		LIPP	* *			
Over 20' Rise	100%		LIFE				
	Other Observation, E.	-	Ајјестеа	: 100%			
	Location : Lobby To						
	Explanation : 2 Uni	lS					
Fire Suppression							
Standpipe	1000/		2050	* *	15	¢50 400	
Generic	100% Combination Sprinkle	r/Staning Extert.	2050	rad Affacted . 100	1-5	\$50,400	
	Location : Basemen		ыдпі, А	reu Ajjecieu . 100	/0		
Canialdea	Locuiton . Dusemen						
Sprinkler	1000/		2050	* *	1.2	¢20 000	
Generic Eiro Duran	100%		2030		1-2	\$28,000	
Fire Pump	1000/		2022	* *	1	¢10 700	
Generic	100%		2033		1	\$18,700	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address	 BRONX NEIGHBORHOOD GOVERNMENT BUILDING 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								

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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			
Total	\$107,500	\$7,600	\$4,400	\$6,400
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	
Total	\$107,500	\$7,600	\$4,400	\$6,400



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.

Asset # : 13869

chitecture		Current I	Repair	Futur	e Replaceme	nt	М	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated C	Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior									
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%		\$12,900	2035		* *	5	\$2,900	
			Extent : Severe, Ai	ea Affect	ed : 25%				
			ers And Cupola						
	-	-	nt : Severe, Area A	-					
			, Fascia Boards A	-					
		-	: Severe, Area Aff	ected : 5	0%				
	Location	: At Dorm	ers And Cupola						
Windows	0.50/			2046		* *	F	#000	
Aluminum	95%	N	¢1 200	2046		* *	5	\$800 \$200	
Wood		Now	\$1,200	2055	250/	~ ~	5	\$200	
		: Basemen	nt : Severe, Area A	jjeciea :	2370				
			u , Extent : Severe, A	Inca Affa	atad · 1000/				
				ireu Ajjet	neu . 10078				
	Location : Basement Split/Cracked, Extent : Severe, Area Affected : 50%								
	-	: Basemen		ecieu. J	070				
Parapets	Locuiton	. Dusemen	11						
Cast Stone/Terra Cotta	5%			LIFE		* *	5-10	\$3,600	
Masonry: Brick	20%			LIFE		* *	5-10	\$3,500	
No Component	75%			LIIL			5 10	\$5,500	
	1070								
Roof									
Roof Built-Up (BUR)	10%	Now	\$37,500	2040		* *			1
Roof Built-Up (BUR)			\$37,500 xtent : Severe, Are	2040 a Affecte	d : 20%	* *			1
	Water Pen	etration, E	\$37,500 xtent : Severe, Are ion Of Carriage H	a Affecte		* *			1
	Water Pen Location	etration, E : At Junct	xtent : Severe, Are	a Affecte ouse, Me	eting Room B	* *			1
	Water Pen Location Worn/Eroo	etration, E : At Juncti ded, Extent	xtent : Severe, Are ion Of Carriage H	a Affecte ouse, Me	eting Room B	* *			1
Built-Up (BUR)	Water Pen Location Worn/Eroo Location	etration, E : At Juncti ded, Extent	xtent : Severe, Are ion Of Carriage H : Moderate, Area	a Affecte ouse, Me Affected	eting Room B : 25%		10	\$1.300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Erod Location 5%	etration, E : At Juncta ded, Extent : Over Me	ixtent : Severe, Are ion Of Carriage H : Moderate, Area peting Room B	a Affecte ouse, Me Affected 2030	eting Room B		10	\$1,300	1
Built-Up (BUR)	Water Pen Location Worn/Erod Location 5% 40%	etration, E : At Juncta ded, Extent : Over Me Now	xtent : Severe, Are ion Of Carriage H : Moderate, Area peting Room B \$44,500	a Affecte ouse, Med Affected 2030 2045	eting Room B : 25% \$18,		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Erod Location 5% 40% Corrosion	etration, E : At Juncta ded, Extent : Over Me Now	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 Extent : Severe, Area	a Affecte ouse, Med Affected 2030 2045	eting Room B : 25% \$18,		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Eroc Location 5% 40% Corrosion Location	etration, E : At Junct ded, Extent : Over Me Now /Rusting, E : Lower R	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 Extent : Severe, Area	a Affecte ouse, Mea Affected 2030 2045 a Affecte	eting Room B : 25% \$18, d : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Eroc Location 5% 40% Corrosion Location Water Pen	etration, E : At Junct ded, Extent : Over Me Now /Rusting, E : Lower R	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A	a Affecte ouse, Mea Affected 2030 2045 a Affecte	eting Room B : 25% \$18, d : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Water Pen Location	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A	a Affecte ouse, Med Affected 2030 2045 va Affecte Area Affe	eting Room B : 25% \$18, d : 10% cted : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Water Pen Location Other Obs	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E	xtent : Severe, Are ion Of Carriage H : Moderate, Area eeting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A ic Office	a Affecte ouse, Med Affected 2030 2045 va Affecte Area Affe	eting Room B : 25% \$18, d : 10% cted : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Water Pen Location Other Obs Location	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A ic Office xtent : Moderate,	a Affecte ouse, Med Affected 2030 2045 a Affecte Area Affe	eting Room B : 25% \$18, d : 10% cted : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR)	Water Pen Location Worn/Eroc Location 5% 40% Corrosion Location Water Pen Location Other Obs Location Explana	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 \$xtent : Severe, Are oofs \$xtent : Moderate, A ic Office \$xtent : Moderate, Satent : Moderate, Metal Roofs	a Affecte ouse, Med Affected 2030 2045 a Affecte Area Affe	eting Room B : 25% \$18, d : 10% cted : 10%		10	\$1,300	1
Built-Up (BUR) Built-Up (BUR) Copper/Terne	Water Pen Location Worn/Eroc Location 5% 40% Corrosion Location Water Pen Location Other Obs Location Explanat 25%	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various tion : Coata Now	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A ic Office Xtent : Moderate, Metal Roofs ed With Liquid Me	a Affecte ouse, Med Affected 2030 2045 oa Affecte Area Affe Area Affe mbrane 2035	eting Room B : 25% \$18, d : 10% cted : 10% ected : 20%	700 * *	10	\$1,300	
Built-Up (BUR) Built-Up (BUR) Copper/Terne	Water Pen Location Worn/Eroc Location 5% 40% Corrosion Location Water Pen Location Other Obs Location Explanat 25% Corrosion	etration, E : At Juncti ded, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various tion : Coata Now /Rusting, E	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, Are oofs xtent : Moderate, Are oofs xtent : Moderate, Are oofs xtent : Moderate, Are ic Office xtent : Moderate, Are ic Office	a Affecte ouse, Med Affected 2030 2045 oa Affecte Area Affe Area Affe mbrane 2035	eting Room B : 25% \$18, d : 10% cted : 10% ected : 20%	700 * *	10	\$1,300	
Built-Up (BUR) Built-Up (BUR) Copper/Terne	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Water Pen Location Other Obs Location Explanat 25% Corrosion Location	etration, E : At Junctided, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various tion : Coata Now /Rusting, E : Over Ca	xtent : Severe, Are ion Of Carriage H : Moderate, Area eting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, A ic Office Extent : Moderate, A Metal Roofs ed With Liquid Me \$15,600 xtent : Moderate, A	a Affecte ouse, Med Affected 2030 2045 a Affecte Area Affe Area Affe 2035 Area Affe	eting Room B : 25% \$18, d : 10% cted : 10% ected : 20% cted : 25%	700 * *	10	\$1,300	
Built-Up (BUR) Built-Up (BUR) Copper/Terne	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Other Obs Location Explanat 25% Corrosion Location Water Pen	etration, E : At Junctided, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various tion : Coate Now /Rusting, E : Over Ca etration, E	xtent : Severe, Are ion Of Carriage H : Moderate, Area seting Room B \$44,500 xtent : Severe, Are oofs xtent : Moderate, Are oofs ic Office xtent : Moderate, Are Metal Roofs ed With Liquid Me \$15,600 xtent : Moderate, A rriage House	a Affecte ouse, Med Affected 2030 2045 a Affecte Area Affe Area Affe 2035 Area Affe	eting Room B : 25% \$18, d : 10% cted : 10% ected : 20% cted : 25%	700 * *	10	\$1,300	
Built-Up (BUR) Built-Up (BUR) Copper/Terne	Water Pen Location Worn/Erod Location 5% 40% Corrosion Location Other Obs Location Explanat 25% Corrosion Location Water Pen	etration, E : At Junctided, Extent : Over Me Now /Rusting, E : Lower R etration, E : Over Att ervation, E : Various tion : Coate Now /Rusting, E : Over Ca etration, E	xtent : Severe, Are ion Of Carriage Hi : Moderate, Area eting Room B \$44,500 xtent : Severe, Area oofs ixtent : Moderate, Area oofs ic Office ic Office ixtent : Moderate, Area \$15,600 xtent : Moderate, Area striage House ixtent : Severe, Area	a Affecte ouse, Med Affected 2030 2045 a Affecte Area Affe Area Affe 2035 Area Affe	eting Room B : 25% \$18, d : 10% cted : 10% ected : 20% cted : 25%	700 **	10	\$1,300	

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.

Asset # : 13869

Architecture		Current I	Repair	Futur	e Replacement	Ν	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
Exterior								
Soffits								
Masonry: Limestone	100%			LIFE	*	* 5		
nterior								
Floors								
Carpet	5%			2029	\$15,10	0 3	\$1,700	
Cast in Place Concrete	5%	Now	\$2,500	LIFE	*		\$2,500	
	-	Crumbling, : Basemer	Extent : Light, Ard nt	ea Affect	ed : 20%			
Ceramic Tile	5%			2039	*	* 5	\$1,100	
Vinyl Tile		Now	\$80,700	2040	*		\$3,400	
	Location	: 3rd Floo	ents, Extent : Seve					
	Location	: Second I	Floor And Attic					
Vinyl Tile	25%			2038	*	* 3	\$2,100	
Wood	20%			2045	*		\$8,400	
Interior Walls							. ,	
Ceramic Tile	5%			2043	*	* 5	\$400	
Gypsum Board	30%			LIFE	*		\$3,900	
Masonry: Brick	5%			LIFE	*		\$100	
Plaster	55%			LIFE	*		\$3,500	
Plaster	5%	Now	\$600	LIFE	*		\$100	
	Cracking/ Location	Crumbling, : Basemer	Extent : Moderate	e, Area Aj		c	¢100	
	Location	: Basemer	nt					
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	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	eted : 25%			
	Location	: Carriage	e House And Meeti	ng Room	В			
	Paint Peel		: Severe, Area Aff					
			xtent : Severe, Are House And Meeti					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	*	*		
Retaining Walls								
Masonry: Brick	100%			2050	*	*		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	-	0-2 Crumbling, : White Pl	\$4,800 Extent : Moderate ains Road	2043 e, Area A	* ffected : 10%	*		

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 13869

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$700	2035	* *			
	0	0	Extent : Moderate	, Area Aj	ffected : 5%			
	Location	: Through	oui					
lectrical		Current	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2040	* *	5		
Pused Disc 5w		ervation H	Extent : Light, Area		· 100%	5		
		: Electrico	-	IJJeeleu	. 10070			
			Service Disconnec	t Switch	Rated At 600 Amn	oros		
Erred Dire Ser		10n . main	Service Disconnet		-			
Fused Disc Sw	50%	amontion 1	Sutant . Light Ang	2030	\$2,600	5		
			Extent : Light, Area	Affected	: 100%			
		: Electrico		. 6 1	D (14/600 4			
<u>a 1 1 / a 1 11 1</u>	Explana	tion : Main	Service Disconnee	et Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard	1000/			2020	¢102.400	~	¢ 400	
Molded Case Bkrs	100%			2030	\$103,400	5	\$400	
Raceway	200/			20.40	* *	1		
Conduit	20%			2040		1		
Conduit	80%			2030	\$23,500	1		
Panelboards	-0/			••••	* *	-		
Fused Disc Sw	5%			2038	* *	5	\$100	
Molded Case Bkrs	20%			2038		5	\$100	
Molded Case Bkrs	75%			2029	\$23,700	5	\$300	
Wiring		2.4	437 100	2055	* *			
Braided Cloth	75%	2-4	\$37,100	2055		1		
		0	ent : Moderate, Are out The Building	a Affecte	ed : 100%			
Thermoplastic	25%			2040	* *	1		
round								
Grounding Devices								

Lighting

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.

Asset #: 13869

		ASSEL # . 13	009						
Electrical	Current Repair Future Replacement					Maintenance			
System Component Type		l Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
ighting									
Interior Lighting	• • • • (1.0	.			
Fluorescent	30%	··	2035	**	10	\$4,100			
	Location : 1s	tion, Extent : Light, Area	Affectea	2:100%					
	Explanation								
Elucroscont	60%	. 1-0 Lumps	2030	\$54,200	10	\$2.00			
Fluorescent		tion, Extent : Light, Area		\$54,200	10	\$8,300			
		nroughout The Building	Ајјестеи	. 100/0					
		: T-12 Lamps							
Fluorescent	5%	. 1 12 Dumps	2030	\$4,500	10	\$700			
Fluorescent		tion, Extent : Light, Area			10	\$700			
		obby And Hallways	IJJecieu	. 10070					
		: Compact Fluorescent Li	ioht						
HID	4%		2030		10				
Incandescent	1%		2030	\$2,000	2				
Egress Lighting	170		2050	\$2,000	2				
Emergency, Battery	50%		2030	\$10,700	10	\$1,800			
Exit, Service	50%		2030	\$2,600	1	•)			
Exterior Lighting				. ,					
HID	30%		2030	\$18,000	10				
No Component	70%								
larm									
Security System									
No Component	70%								
Generic	30%		2038	* *	1	\$1,700			
		tion, Extent : Light, Area							
		allways And Perimeter O		liaing					
Fire/Smoke Detection	Explanation	: CCTV Surveillance Can	ieras						
Generic, Digital	100%		2030	\$164,300	1_3	\$9,500			
Generic, Digital	100% 2030 \$164,300 1-3 \$9,500 Other Observation, Extent : Light, Area Affected : 100%								
		nroughout The Building	1.5500000						
		: Strobe Lights, Manual H	Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns			
	1	0 /		, ,					
Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance			
System	% of Fai	Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit		
Component		ears)	FY		(Yrs)				
Туре	, , , , , , , , , , , , , , , , , , ,								
leating									
Energy Source	75%		2040	* *	1				
Electricity Natural Gas	75% 25%		2040	* *	1 1				
Inatural Gas	2370		∠040		1				

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

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

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

Asset #: 13869

Mechanical	Currer	nt Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating							
Conversion Equipment							
Furnace	25% 0-2	\$400	2025	\$8,800	1	\$1,700	
	Corroded, Extent :	Moderate, Area Affe	cted : 10	%			
	Location : The Sh						
		, Extent : Light, Area	Affected	1:100%			
	Location : Lower	-					
	_	Rooftop Package Unit	t. On Ext				
Heat Pump Air Sourced			2034	* *	2	\$2,800	
		, Extent : Light, Area	Affected	1:100%			
	Location : Roof						
	Explanation : 7 U	Units					
Heat Pump Air Sourced	15%		2028		2	\$700	
		, Extent : Light, Area	Affected	: 100%			
	Location : Varior						
	Explanation : 4 U	Units					
Terminal Devices							
Fan Coil Unit/Heat	60%		2035	* *	1	\$2,900	
Fan Coil Unit/Heat	15%		2030	\$33,400	1	\$700	
No Component	25%						
Air Conditioning							
Energy Source Electricity	100%		2038	* *	1		
Conversion Equipment	10070		2038		1		
Ext Pkg Unit -	25%		2025	\$46,500	2	\$200	
Heating/Cooling	2370		2025	\$40,500	2	\$200	
freating, cooling	R-22 Refrigerant, I	Extent : Light, Area A	Iffected :	25%			
	Location : 1 Unit	-					
Split Unit	15%	-	2030	\$47,600			
Spiit Clint	-	Extent : Light, Area A					
	Location : 4 Unit	-	55				
Split Unit	60%		2038	* *			
Spirt Olife		, Extent : Light, Area		: 100%			
	Location : Roof	, 200000 - 20800, 10 00	11,5,00000	. 100/0			
	Explanation : 7 U	Units. R-410a					
Terminal Devices							
Fan Coil - 2 Pipe	15%		2030	\$42,400	1	\$700	
Fan Coil - 2 Pipe	60%		2035	* *	1	\$2,900	
No Component	25%						
Heat Rejection							
Air Cooled Condenser	15%		2030	\$4,500	2	\$1,600	
Unit							
Air Cooled Condenser	60%		2038	* *	2	\$6,300	
Unit							
No Component	25%						

Ventilation

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.

Asset # : 13869

Mechanical		Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	75%			LIFE	* *	2-5	\$9,900	
No Component	25%							
Exhaust Fans								
Interior	65%			2030	\$34,400	2	\$300	
Roof	35%			2025	\$8,600	2	\$200	
lumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Not Accessible	100%							
Sanitary Piping								
Cast Iron	100%	0-2	\$2,200	LIFE	* *	1		
	Corroded,	Extent : Mode	erate, Area Affe	cted : 20%	%			
	Location	: Basement						
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2021	\$500	4	\$500	
Fixtures								
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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: BROOKLYN BOROUGH HALL		
Address	: 209 JORALEMON STREET @COURT	Г 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

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

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



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.

Asset # : 2035

Architecture		Current I	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
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	000/				ata ata	-	*2 000	
Masonry: Limestone	90%			LIFE	* *	5	\$2,000	
Metal Cornice	10%			2043	* *	10	\$600	
Roof	750/			2056	* *	10	¢79.000	
Copper/Terne	75%			2056	* *	10	\$78,900 \$25,000	
Skylight, Metal/Glass	25%			2048		10	\$35,000	
nterior Floors								
Carpet	30%	4+	\$34,700	2024	\$347,400	3	\$35,500	
Carpet			amage, Extent : Li			5	\$55,500	
		: 4th Floo		5/11, 11/00	11) <i>jeeteu</i> : 270			
Cast in Place Concrete	5%			LIFE	* *	5	¢9 600	
Cast in Place Concrete Ceramic Tile	5% 5%			2037	* *	5	\$8,600 \$3,900	
Mosaic Tile	5% 5%			2037	* *	5	\$9,900 \$9,900	
Marble Panels	45%			LIFE	* *	5	\$26,600	
Wood	43% 10%	4+	\$59,800	2031	* *	5	\$7,400	
wood			Extent : Light, Are		$d \cdot 40\%$	5	\$7,400	
			Floor At Mechanic		. 10/0			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Fabric on Framing	5%			2029	\$845,000	5	\$3,600	
Marble Panels	30%			LIFE	* *	-	<i>•••</i> ,•••	
Plaster	50%			LIFE	* *	5	\$21,600	
Wood	10%			LIFE	* *	5	\$57,700	
Ceilings								
Plaster	10%	Now	\$9,800	LIFE	* *	5	\$4,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Third Fl	oor Corridor					
	Water Pen	etration, E	xtent : Moderate, A	lrea Affe	cted : 10%			
	Location	: Third Fl	oor Corridor					
Plaster	15%			LIFE	* *	5	\$6,100	
Plaster	75%			LIFE	* *	5	\$30,300	
Site Enclosure								
Fence/Gates								
Iron Picket		Now	\$1,100	2048	* *			
		-	ents, Extent : Ligh	t, Area A	ffected : 5%			
	Location	: East Side	e Of Building					

Site Pavements

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.

Asset # : 2035

		ASSEL # . 20	000				
Architecture	0	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways	7.50/	4 J 045 500		* *			
Masonry: Granite		4+ \$45,500 Aiss/Erod, Extent : Light, An Throughout	LIFE rea Affect				
Pavers/Stone	25%	-	2031	* *			
Pavers/Stone	Cracking/Cr Location : J Jnt Mortar M	Now \$73,000 umbling, Extent : Moderate Marble Steps At Entrance Aiss/Erod, Extent : Moderat Marble Steps At Entrance	, Area A <u>j</u>	fected : 30%			
Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System		ail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component Type		(Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	THOTHY
Under 600 Volts							
Service Equipment	100%		2038	* *	5	\$200	
Fused Disc Sw		vation, Extent : Light, Area			5	\$200	
		vation, Extent : Ligni, Area Electrical Room	Ајјесіей	. 100%			
		n : One 2000 Ampere Main	Disconn	act Switch			
Switchgear / Switchboard	Ехрійниної	n . One 2000 Ampere Muin	Disconn	eci Swiich			
Fused Disc Sw	100%		2038	* *	5	\$200	
Raceway	10070		2050		5	\$200	
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 Alarm	20%		2036	* *			

Alarm

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.

Asset # : 2035

			ASSEL # . Z					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System								
No Component	80%			• • • • •	**		* / * * *	
Generic	20%			2028	\$38,900	1	\$4,200	
Fire/Smoke Detection	700/							
No Component	70% 30%			2022	* *	1.2	¢10.600	
Generic, Analog	30%			2033	• •	1-3	\$10,600	
lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Conversion Equipment Heat Exchanger, Plate & Frame	100%	Now	\$86,700	2043	* *	1	\$24,900	
	Location	: Roof	Extent : Light, Area Water Pumped From					
Distribution	1000/				* •• • ••••		**	
Hot Wtr Piping/Pump	100% Corrected	Extant . M	ladanata Anaa Affa	2027	\$93,900	4	\$2,800	
			oderate, Area Affe 1st Floor Mechan					
Terminal Devices	2000000		1501 0000 1110000000					
Air Handler	40%			2023	\$338,700	1	\$13,800	
	On Extend		tent : Light, Area A				<i>+,</i>	
	Location	-						
Fan Coil Unit/Heat	60%			2028	\$541,200	1	\$10,800	
ir Conditioning								
Energy Source	1000/			2020	* *	1		
District Chilled Water	100% Other Obs		Extent : Light, Area	2038		1		
			From Brooklyn M					
		tion : Chill		unicipui	Dunung			
Conversion Equipment	T							
Window/Wall Unit	2%			2023	\$2,500	1		
No Component	98%							
Distribution								
CW & CHW Wtr Pipe/Pump		Now	\$600	2038	* *	4	\$2,800	
			oderate, Area Affe nce To The Buildin		6			
				0				
	Leak Evid	ent, Extent	: Moderate, Area	1ffected :	: 5%			

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.

Asset # : 2035

		ASSet # . 2055						
Mechanical		Current Repair Future Replacement			Μ			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Terminal Devices Air Handler/Cool/Ht Fan Coil - 4 Pipe	40% 60%			2023 2028	\$5,400 \$16,900	1	\$13,800 \$10,800	
Ventilation								
Distribution Ductwork/Diffusers	Broken, E Locatior	t : Attic Servation, E	\$27,700 lerate, Area Affecte Extent : Light, Area		** !:1%	2-5	\$31,200	
	Explana	tion : No A	ccess At Time Of S	urvey				
Exhaust Fans Interior	Broken, E		\$10,700 lerate, Area Affecte chaust Fans	2023 ed : 50%	\$214,300	2	\$1,400	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2041	* *	1		
Water Heater Electric			Extent : Light, Area ical Room	2026 Affected	\$26,500 ! : 100%	4	\$200	
	Explana	tion : Two	120 Gallons					
Electric	50%			2021	\$26,500	4	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	Location			LIFE Affectea	** !:100%			
Fire Suppression	Блрини							
Standpipe Generic	100%			2048	* *	1-5	\$29,200	
Sprinkler No Component	75%							
Generic	25%			2048	* *	1-2	\$3,900	
Fire Pump Generic	100%			2037	* *	1	\$10,400	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: BROOKLYN CENTRAL COURTS BR	
Address	: 120 SCHERMERHORN STREET @ SM	MITH 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$6,730,300	\$12,351,300
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
Total	\$6,730,300	\$12,351,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$465,400	\$304,100	\$1,121,300	\$321,300
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				



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.

Asset # : 2061

rchitecture		Current F	Repair	Futur	e Replacement	М		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/ Location Exposed R Location	: Emergen einforceme : Emergen	\$166,900 Extent : Moderate cy Generator Area nt, Extent : Light, cy Generator Area	ı Area Affe ı	ected : 2%	5	\$139,900	
		Progress, I : Through	Extent : Light, Area out	a Affecte	d : 66%			
Cast Iron	Broken/M	-	\$196,300 ents, Extent : Seve lissing At Main Er					
Copper/Terne	Location	: Through	xtent : Light, Area out rative Metal Panel		* * ! : 100%	10	\$26,200	
Masonry: Brick	Rusting M Location Vertical C Location Water Pen	: At Roof I racks, Exter : Walls Ar etration, E:	\$535,800 t, Extent : Modera Exits nt : Light, Area Afj ound Roof Areas C xtent : Moderate, A ocker Room In Cel	fected : 5 Iver 12th Area Affe	5% e Floor	5	\$167,900	
Masonry: Granite	10% Caulking I	Now Deteriorate	\$350,000 d, Extent : Modera	LIFE	* * Affected : 10%	5	\$42,000	
Masonry: Limestone	35% Repairs in Location Staining/L	: Through	\$452,700 Extent : Light, Are out Extent : Moderate			5	\$146,900	
Masonry: Limestone	16%	0		LIFE	* *	5	\$67,100	
Windows							,	
Aluminum	Caulking I Location Unit Inope	: Courtyar erable, Exte	\$1,983,800 d, Extent : Modera d Windows nt : Severe, Area A d Windows			5	\$22,400	
Bronze/Brass	5%			2035	* *	5	\$28,000	
Steel	35%			2035	* *	5	\$391,600	
Steel	10% Other Obs	ervation, E : Street Le	xtent : Light, Area vel	2035	* * ! : 100%	5	\$111,900	

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.

Asset # : 2061

Architecture	Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Parapets							
Masonry: Brick	90% Now	\$65,700	LIFE	* *	5	\$10,800	
	Efflorescence, Extent			: 15%			
	Location : 12th Flo			facted , 200/			
	Staining/Discoloring Location : 12th Flo		-	<i>[]eciea : 20%</i>			
	Water Penetration, E		-	cted · 15%			
	Location : Penthou		ireu nyje	cica : 1570			
Masonry: Limestone	10% Now	\$26,500	LIFE	* *	5	\$1,500	
-	Jnt Mortar Miss/Eroo		e, Area A	Affected : 20%			
	Location : Through						
	Vegetation Growth, 1		Area Affe	ected : 40%			
	Location : Coping						
	Water Penetration, E			cted : 25%			
D	Location : 12th Flo	or Parapets - Thro	ugnout				
Roof Copper/Terne	60% Now	\$293,100	2042	* *			
Coppen/Terne	Deformed/Dented, E:			cted · 25%			
	Location : Over 12		. eu 1199et				
	Gut/DS Non Func/M		ate, Area	Affected : 25%			
	Location : 12th Flo	or Roof, Drain To	Basemen	t			
	Miss/Damaged Flash	ings, Extent : Seve	re, Area	Affected : 15%			
	Location : North W	est Corner - 12th F	loor				
	Seams Open/Split, Ex	ctent : Moderate, A	rea Affec	eted : 15%			
	Location : At Recen						
	Water Penetration, E			cted : 10%			
	Location : Near Ele		isement				
Modified Bitumen	40% Now	\$103,700	2027	\$518,300			
	Blisters, Extent : Mod						
	Location : Various	e		1 100/			
	Drains Clogged, Exte		a Affecte	ed : 10%			
	Location : 11th Flo Gut/DS Non Func/M	-	ata Anac	Affected . 250/			
	Location : Over 9th			00			
	Ponding, Extent : Sev		00				
	Location : 11th Flo		. 570				
	Water Penetration, E	v	1rea Affe	cted : 15%			
	Location : Over 9th				r Offices		

Interior

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

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

Asset # : 2061

Architecture		Current F	Repair	Futur	e Replacement Main		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Floors	100/	N	¢95.000	2022	¢950 400	2	¢04.500		
Carpet		Now	\$85,000 xtent : Moderate, A	2023 1rag Affa	\$850,400	3	\$94,500		
		: At Enry		ireu Ajje	cieu . 570				
Cast in Place Concrete		Now	\$34,600	LIFE	* *	5	\$137,800		
Cast III I lace Collefete			xtent : Moderate, A		ected · 15%	5	\$137,800		
			t Adjacent To Airs						
Ceramic Tile		Now	\$32,300	2036	**	5	\$15,700		
			Extent : Light, Are		ed : 10%	5	\$15,700		
		: Through		55					
Cork Tile	10%			2037	* *	5	\$55,100		
Marble Panels	10%			LIFE	* *	5	\$47,200		
Terrazzo	10%	0-2	\$61,900	LIFE	* *	5	\$49,200		
	-	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 5%				
Vinyl Tile		Now	\$254,900	2027	\$2,549,100	3	\$106,300		
v myr rne			Extent : Light, Are			5	\$100,200		
	Location	: Commun	ity Service, 4th Flo	oor Corri	idors And Through	out			
Interior Walls									
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,800		
Gypsum Board	10%			LIFE	* *	5	\$23,300		
Masonry: Brick	5%			LIFE	* *				
Marble Panels	5%		\$81,900	LIFE	**				
		0	ents, Extent : Seve	re, Area	Affected : 25%				
		: Near Exi	it F On 11th Floor						
Marble Panels	20%	<i>a</i> 11:	F (1 1 1 1	LIFE	* *				
	-	Crumbling, : Through	Extent : Light, Are	ea Affect	ed : 5%				
		0		LIPE	* *		*25 000		
Plaster		Now	\$98,900	LIFE		5	\$35,000		
	-	-	Extent : Moderate	-	ffected : 5% ions Officers Area,	And Com	magium		
			xtent : Moderate, A		00	Anu Gyi	nnustum		
					ions Officers Area,	And Gu	nnasium		
SGFT/Glazed Masonry	15%			LIFE	**	Oyi			
Wood	13%			LIFE	* *	5	\$155,300		

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.

Asset # : 2061

Architecture		Current F	Repair		e Replacement	Μ	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
nterior								
Ceilings AcousTileSusp.Lay-In	Broken/M	Now issing Elem : Basemen	\$40,400 ents, Extent : Seve t Corridor	2032 pre, Area	* * Affected : 5%	5	\$47,200	
Exposed Concrete Plaster	5% 75% Cracking/ Location Water Per	Now Crumbling, a : Near Ele aetration, E	\$327,900 Extent : Moderate cetric Room in Bass xtent : Moderate, 2	ement 4rea Affe	-	5 5	\$4,900 \$295,200	
Plaster	5%	Corriaor	Near Rooms 1103	LIFE	* *	5	\$19,700	
Electrical		Current F	Popoir	Futur	e Replacement	NA	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Inder 600 Volts								
Service Equipment Air Circuit Breaker	Location	: Electrica	ixtent : Light, Area Il Room ain Service Discon.			5 0 Amper	\$1,400	
Transformers	Елриани		in Service Discon		enes Raieu III 700	0 Imper	es Euch.	
Dry Type	Location	: Electrica	ixtent : Light, Area Il Room 0 Kilovolt-ampere			5	\$500	
Dry Type	<u>50%</u>	1101 . 2- 75	o Kuovou-umpere	2032	**	5	\$500	
Dijijpo	Other Obs Location	: Elevator	xtent : Moderate, 2 Control Room 1 Kilovolt-ampere,	Area Affe		5	φ200	
Switchgear / Switchboard	1							
Molded Case Bkrs	100%			2053	* *	5	\$7,000	
Raceway Conduit	80%			2053	* *	1		
Conduit	20%			2033	\$82,500	1		
Panelboards Fused Disc Sw Moldad Case Plyra	5%			2049	**	5	\$300	
Molded Case Bkrs Wiring Braided Cloth			\$63,600 nt : Severe, Area A loors	2049 2052 Affected :	* *	5	\$6,600	
Thermoplastic	90%			2053	* *	1		
Inciniopiastic	2070			2000		1		

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

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

Asset # : 2061

Electrical	Current Repair	Future	Replacement	М	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)		Estimated Cost		Estimated Cost	Priority	
Inder 600 Volts							
Motor Controllers Locally Mounted	10%	2025	\$79,100	5	\$200		
Variable Frequency	90%	2023	**	5	\$200		
Drive							
bround							
Grounding Devices	1000/	LIFE	* *	5	¢2.000		
Generic	100%	LIFE	~ ~	5	\$3,900		
Stand-by Power Transfer Switches							
Automatic	100%	2044	* *	1	\$81,300		
Generators	10070	2011		1	\$01,500		
Diesel	100%	2040	* *	1	\$102,300		
	Other Observation, Extent : Lig		100%		÷ ·)- · ·		
	Location : Roof						
	Explanation : Emergency Get	nerator Rated At 13	300 Kilowatts				
Batteries							
Nickel Cadmium	100%	2022	\$1,600	5	\$58,900		
Fuel Storage	500/	2010	ate ate	-	***		
Day Tank	50% Other Observation Future Li	2049	* *	5	\$24,500		
	Other Observation, Extent : Lig Location : Roof	gni, Area Ajjeciea :	100%				
	Explanation : 275 Gallons Re	ated Canacity					
Main Tank	50%	2042	* *	5	\$3,900		
	Other Observation, Extent : Me			5	\$3,900		
	Location : Basement	<i>fuer ure, 11 eu 11</i> /jee	<i>ica</i> . 10070				
	Explanation : Two 20,000 Ga	ullon Rated Capacii	tv				
lighting		I	<i>,</i>				
Interior Lighting							
Fluorescent	3%	2035	* *	10	\$7,300		
	Compact Fluorescent Light, Ex	ctent : Light, Area A	Affected : 100%				
	Location : Lobby						
Fluorescent	96%	2035	* *	10	\$232,500		
	T-8 Lamps And Fixtures, Exten		cted : 100%				
	Location : Throughout The B	uilding					
Incandescent	1%	2027	\$45,900	2	\$100		
Egress Lighting							
Emergency, Service	50%	2022	\$68,700	1			
Exit, LED	50%	2062	* *	1			
Exterior Lighting	200/	2027	¢ 0 11 000	10	#2 00		
HID No Common ant	20%	2027	\$211,000	10	\$200		
No Component	80%						

Alarm

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

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

Asset # : 2061

		A3301 // . 20						
Electrical	Current F	Repair	Futur	e Replacement	Μ	Maintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
larm								
Security System No Component Generic	70% 30% Other Observation, E Location : Public S _E Explanation : CCTV	paces And Outside		**	1	\$29,600		
Fire/Smoke Detection								
Generic, Digital	100% Other Observation, E. Location : Through	U	2035 Affected	* *	1-3	\$162,700		
	Explanation : Smok	-	Bells, Str	obe Lights,Horns	And Man	nual Pull Stations		
lechanical	Current F	Repair	Futur	e Replacement		aintenance		
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
eating								
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1			
	Other Observation, E. Location : Sub-base Explanation : Gas /	ment	Affected	: 100%				
Conversion Equipment	1000/			* *				
Steam Boiler	100% Other Observation, E Location : Sub-base Explanation : 4 Uni	ment Boiler Room	2032 Affected		1	\$261,600		
Distribution	<u>^</u>							
Central Plant Steam Piping/Pmp	100%		2027	\$4,428,800	4	\$13,000		
Terminal Devices			• • • -	. ·				
Air Handler	10%		2035	¢1.20000	1	\$16,300		
Convector/Radiator	90%		2025	\$1,260,800	1	\$76,800		
ir Conditioning								
Energy Source Electricity	100%		2035	* *	1			
Electrony	10070		2033	-	1			

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.

Asset # : 2061

Mechanical		Current I	Repair	Futur	e Replacement	Replacement Maintenance		
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 Chille				2040	* *	1	\$28,600	
			Extent : Light, Area	Affected	1:10%			
		i : Basemer						
		tion: R-41		2027	* *			
Split Unit	10%		\$558,600	2037				
			Extent : Moderate, A In The Ceiling	<i>Area Ajje</i>	ectea : 10%			
			On Extended Life	Time In	efficient Units			
W/:/W/-11 LU-:4	70%		On Extended Life			1		
Window/Wall Unit No Component	10%			2022	\$381,700	1		
Distribution	1070							
CW & CHW Wtr	10%			2053	* *	4	\$2,000	
Pipe/Pump	1070			2000			\$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	
			Extent : Moderate, 2	4rea Affe	ected : 10%			
		ı : Various						
	_		xtended Life Time,	Inefficie	nt Units.			
No Component	80%							
Heat Rejection	100/		*-2 · • • •	0007	ate ate	•	014 5 00	
Evaporative Condenser	10%		\$73,000	2037	* *	2	\$14,700	
		servation, E 1 : Various	Extent : Severe, Are	a Affecte	ed : 10%			
			xtended Life Time,	Inofficio	nt Units			
Water Capling Tower	10%		xienaea Lije Time,	2031	* *	2	\$26,600	
Water Cooling Tower No Component	10% 80%			2031		2	\$20,000	
/entilation	8070							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$36,800	
No Component	75%						400,000	
Exhaust Fans								
Interior	25%	Now	\$46,500	2027	\$232,700	2	\$1,600	
	Not in Ser	vice, Exten	t : Severe, Area Afj	fected : 1	5%			
	Location	ı : Various						
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	* *	1		
Galvanized Steel		Now	\$34,400	2025	\$344,500	1		
			evere, Area Affecte	d : 10%				
	Location	1 : Various	Locations					

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.

Asset # : 2061

	F		01				
Mechanical	Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lumbing							
HW Heat Exchanger	1000/ NI	¢ 41 700	2027	¢ 41 C 700	4	¢ 2 (100	
Steam Fired	100% Now On Extended Life, Exten	\$41,700 t · Moderate Are	2027	\$416,700 ted : 10%	4	\$26,100	
	Location : Control Syst		00	icu : 1070			
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	
	Broken, Extent : Severe, Location : Basement	Area Affected : 3	0%				
Sewage Ejector(s)	Location . Dasement						
Compressed Air	100%		2027	\$48,800	4	\$2,700	
Compressed 7 m	Other Observation, Exte	nt : Light, Area A			•	\$2,700	
	Location : Basement	0 /	55				
	Explanation : Two Sets	Of Ejectors					
Backflow Preventer							
Generic	100%		2035	* *	1	\$16,200	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, Exte			· 100%			
	Location : 10 Units Fre	-			sement T	o 11th Floor	
	Explanation : 12 Units		111001	, <u>-</u> enns i reni Bu		0 1100 1000	
ire Suppression	1						
Standpipe							
Generic	100%		2037	* *	1-5	\$133,200	
Sprinkler							
No Component	80%		a				
Generic	20%		2047	* *	1-2	\$14,800	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: BROOK	LYN MUNI	CIPAL BUIL	DING		
Address	: 208-242	JORALEMO	ON STREET	@ COURT ST.		
Borough	: BROOK	LYN		Agency's Number	: 312-305	
Program / Asset #	: DGS002	0.000 / 2060		Yr Built/Renovated	: 1924 / 2012	
Area Sq Ft	: 468,000			Project Type	: REAL PROPERTY	
Date of Survey	: 28-Jun-2	016		Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floo	ors 1,3,5,7,9,1	1,13,14,p,s		
Block	: 266	Lot	: 30	BIN	: 3002558	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture			\$17,696,600		\$495,500
Interior Architect	ture			\$7,234,300		\$2,773,100

Interior Architecture	\$7,234,300	\$2,773,100
Electrical	\$3,967,000	\$4,337,400
Mechanical	\$5,338,000	\$8,111,800
Total	\$34,235,900	\$15,717,700
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
Total	\$34,235,900	\$15,717,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$1,126,400	\$371,200	\$2,611,300	\$491,500
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			
Total	\$1,126,400	\$371,200	\$2,611,300	\$491,500



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.

Asset # : 2060

Architecture	Current Repair	Future Replacement	Μ		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Exterior Walls			_		
Masonry: Brick	10% Now \$517,400 Diagonal Cracks, Extent : Moderate, An Location : Penthouse		5	\$54,000	
	Horizontal Cracks, Extent : Moderate, A	Area Affected : 10%			
	Location : Penthouse				
	Jnt Mortar Miss/Erod, Extent : Light, A Location : Throughout	rea Affected : 20%			
	Rusting Masonry Supt, Extent : Modera Location : Penthouse	te, Area Affected : 25%			
Masonry: Granite	5% Now \$169,000	LIFE **	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate	, Area Affected : 5%			
	Location : Throughout				
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 20%			
	Location : Throughout				
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affected : 5%			
Masonry: Limestone	80% Now \$9,991,900 Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	LIFE ** te, Area Affected : 10%	5	\$324,200	
	Staining/Discoloring, Extent : Moderate Location : Throughout	e, Area Affected : 25%			
	Water Penetration, Extent : Moderate, 2	Area Affected : 20%			
	Location : Throughout				
Metal/Glass Curt Wall	1% Now \$907,100	LIFE **	5	\$10,100	
	Glazing Broken/Cracked, Extent : Mode	erate, Area Affected : 20%			
	Location : Throughout				
	Caulking Deteriorated, Extent : Modera	te, Area Affected : 100%			
	Location : Throughout				
Stucco Cement	4% Now \$662,300	2047 **	5	\$27,000	
	Cracking/Crumbling, Extent : Moderate	, Area Affected : 100%			
	Location : Throughout				

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.

Asset # : 2060

rchitecture	Current Repair	Future Replacement Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Windows			_		
Aluminum	95% Now \$3,135,700 Broken/Missing Elements, Extent : Mode Location : Throughout		5	\$70,700	
	Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout	te, Area Affected : 40%			
	Caulking Deteriorated, Extent : Modera Location : Throughout	te, Area Affected : 30%			
Steel	5% Now \$411,500 Air Infiltration, Extent : Moderate, Area Location : Basement, Stairs	2052 * * Affected : 100%	5	\$46,500	
	Corrosion/Rusting, Extent : Moderate, A Location : Basement	rea Affected : 30%			
	Thermally Inefficient, Extent : Moderate Location : Basement	, Area Affected : 100%			
Parapets					
Masonry: Brick	15% Now \$50,400 Horizontal Cracks, Extent : Moderate, A Location : Interior Face, 13th Floor	LIFE ** rea Affected : 10%	5	\$2,700	
	Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout	e, Area Affected : 20%			
	Vertical Cracks, Extent : Moderate, Area Location : Interior Face, 13th Floor	a Affected : 10%			
	Water Penetration, Extent : Moderate, A Location : Throughout	rea Affected : 20%			
Masonry: Limestone	85% Now \$345,000 Jnt Mortar Miss/Erod, Extent : Moderat Location : Throughout Staining/Discoloring, Extent : Moderate		5	\$19,600	
	Location : Throughout Other Observation, Extent : Moderate, A				
	Location : Cornices				
	Explanation : Top Of Cornice Is Cover	ed With Roll Roofing Mate	erial		

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.

Asset # : 2060

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

Interior

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

Asset # : 2060

Architecture	(Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	5%		\$530,800	2029	\$530,800	3	\$59,000	
	Punct/Tear/I Location :		0	oderate, .	Area Affected : 100	0%		
Carpet	20%	0-2	\$106,200	2023	\$2,123,400	3	\$235,900	
1	Staining/Disc Location :		Extent : Moderate				. ,	
Cast in Place Concrete	5%	Now	\$43,300	LIFE	* *	5	\$86,000	
	Cracking/Cr Location :	0	Extent : Light, Are ut	ea Affecte	ed : 10%			
	Water Penet Location :		tent : Light, Area ut	Affected	: 10%			
Ceramic Tile	5%	Now	\$80,600	2036	* *	5	\$19,700	
	-	umbling, 1	Extent : Light, Are		ed : 10%	5	<i><i>415,100</i></i>	
Marble Panels	10%	Now	\$602,600	LIFE	* *	5	\$59,000	
	Cracking/Cr Location :	-	Extent : Light, Are		ed : 10%		,	
Sheet Vinyl/Rubber	5%	Now	\$1,234,100	2037	* *	5	\$29,500	
2		mpact Da	mage, Extent : M		Area Affected : 100	0%	· · j	
Terrazzo	10%	Now	\$386,700	LIFE	* *	5	\$61,400	
	Cracking/Cr Location :	-	Extent : Light, Are ut	ea Affecte	ed : 10%			
Vinyl Tile	30%	Now	\$212,200	2027	\$2,121,600	3	\$88,500	
5			Extent : Light, Are				. ,	
	Location :	Througho	ut					

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.

Asset # : 2060

Architecture		Current I	Repair	Futur	e Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls									
Cast in Place Concrete	5% Now \$318,800 LIFE **								
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement And Sub-basement								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location	i : Through	out						
Ceramic Tile	5%	Now	\$69,500	2036	* *	5	\$11,900		
			, Extent : Light, Are		ed : 10%	5	ψ11,9 00		
		i : Through							
Concepto Maganeri Unit		0	\$22,400	LIFE	* *	5	\$3,800		
Concrete Masonry Unit			\$22,400 Extent : Moderate,			3	\$3,800		
	0	0		, Area A	<i>fjecieu</i> . 1076				
		1 : Through	oui						
Gypsum Board	5%			LIFE	* *	5	\$14,300		
Masonry: Brick		Now	\$49,100	LIFE	* *				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location	ı : Through	out						
Masonry: Limestone	3%	Now	\$63,200	LIFE	* *				
•	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 5%				
	Location	i : Through	out						
Marble Panels	18%	Now	\$723,000	LIFE	* *				
What one T allolo	-		ients, Extent : Seve		Affected · 10%				
		-	nt Corridor Near R		199000000000000000000000000000000000000				
Plaster	30%			LIFE	* *	5	\$42,900		
Plaster		Now	\$436,600	LIFE	* *	5			
Flaster			· · · · ·			5	\$38,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout								
		U		1					
			Extent : Moderate, A	irea Affe	ciea : 10%				
	Location	ı : Through	out						

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

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

Asset # : 2060

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Ceilings								
AcousTileSusp.Lay-In	40%			2032	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%		\$1,009,200	2047	* *	5	\$59,000	
	0	Crumbling, 1 : Corridoi	Extent : Moderate	, Area A	ffected : 20%			
			s : Moderate, Area I	Affected	· 25%			
	Location	: Corridor						
AcousTileSusp.Lay-In	5%			2044	* *	5	\$39,300	
Exposed Concrete	Cracking/ Location	: Through				5	\$12,300	
		etration, E 1 : Boiler R	xtent : Light, Area oom	Affected	: 10%			
Plaster	20%			LIFE	* *	5	\$98,300	
Plaster	8%	Now	\$873,300	LIFE	* *	5	\$39,300	
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 10%			
		etration, E : Through	xtent : Moderate, A out	rea Affe	cted : 10%			
Plaster	2%			LIFE	* *	5	\$9,800	
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
	% of Total		Repair Estimated Cost		e Replacement Estimated Cost		aintenance Estimated Cost	Priori
ystem Component Type		Fail Date	-	Year		Cycle		Priori
ystem Component Type		Fail Date	-	Year		Cycle		Priori
ystem Component Type nder 600 Volts	Total	Fail Date (Years)	Estimated Cost	Year FY 2027	Estimated Cost \$284,500	Cycle		Priori
ystem Component Type nder 600 Volts Service Equipment	Total 80% Other Obs	Fail Date (Years)	Estimated Cost	Year FY 2027 1rea Affe	Estimated Cost \$284,500 ected : 100%	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type nder 600 Volts Service Equipment	Total 80% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 Il Rooms In Basem	Year FY 2027 Area Affe ent And S	Estimated Cost \$284,500 ected : 100% Sub-basement	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total 80% Other Obs Location Explana Sub-serv	Fail Date (Years)	Estimated Cost	Year FY 2027 Area Affe ent And S n Servic	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A	Cycle (Yrs) 5 mpere, C	Estimated Cost \$1,600 One 2000 Ampere	Priori
ystem Component Type nder 600 Volts Service Equipment	Total 80% Other Obs Location Explana Sub-serv 20%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Rooms In Basema e 4000 Ampere Man nect Switches	Year FY 2027 Area Affe ent And 2 n Servic 2037	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A * *	Cycle (Yrs) 5	Estimated Cost \$1,600	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2	Year FY 2027 Area Affe ent And 2 n Servic 2037	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A * *	Cycle (Yrs) 5 mpere, C	Estimated Cost \$1,600 One 2000 Ampere	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location	Fail Date (Years) ervation, E : Electrica tion : Threa tice Discon	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2	Year FY 2027 Area Affe ent And A n Servic 2037 Area Affe	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100%	Cycle (Yrs) 5 mpere, C	Estimated Cost \$1,600 One 2000 Ampere	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location	Fail Date (Years) ervation, E : Electrica tion : Threa tice Discon	Estimated Cost Extent : Moderate, 2 al Rooms In Basem e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room	Year FY 2027 Area Affe ent And A n Servic 2037 Area Affe	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100%	Cycle (Yrs) 5 mpere, C	Estimated Cost \$1,600 One 2000 Ampere	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw	Total80%Other ObsLocationExplana.Sub-serv20%Other ObsLocationExplana.Explana.100%	Fail Date (Years)	Estimated Cost Extent : Moderate, A Il Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, A Il Room 800 Amperes Emer	Year FY 2027 Area Affe ent And 2 n Servic 2037 Area Affe rgency M 2025	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700	Cycle (Yrs) 5 mpere, C	Estimated Cost \$1,600 One 2000 Ampere	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location Explana 100% Other Obs	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room 800 Amperes Emen	Year FY 2027 Area Affe ent And 2 n Servic 2037 Area Affe 2025 Area Affe Area Affe	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700	Cycle (Yrs) 5 mpere, C 5 vitch	Estimated Cost \$1,600 One 2000 Ampere \$400	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Transformers	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location Explana 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room 800 Amperes Emen Extent : Moderate, 2 al Rooms - Sub-bas	Year FY 2027 Area Affe ent And S n Servic 2037 Area Affe sgency M 2025 Area Affe ement	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700 ected : 100%	Cycle (Yrs) 5 mpere, C 5 vitch 5	Estimated Cost \$1,600 One 2000 Ampere \$400 \$1,700	Priori
ystem Component Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location Explana 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room 800 Amperes Emen	Year FY 2027 Area Affe ent And S n Servic 2037 Area Affe sgency M 2025 Area Affe ement	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700 ected : 100%	Cycle (Yrs) 5 mpere, C 5 vitch 5	Estimated Cost \$1,600 One 2000 Ampere \$400 \$1,700	Priori
ystem Component Type Inder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Transformers	Total 80% Other Obs Location Explana Sub-serv 20% Other Obs Location Explana 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room 800 Amperes Emen Extent : Moderate, 2 al Rooms - Sub-bas	Year FY 2027 Area Affe ent And S n Servic 2037 Area Affe sgency M 2025 Area Affe ement	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700 ected : 100%	Cycle (Yrs) 5 mpere, C 5 vitch 5	Estimated Cost \$1,600 One 2000 Ampere \$400 \$1,700	Priori
Type nder 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	Total80%Other ObsLocationExplanaSub-serv20%Other ObsLocationExplana100%Other ObsLocationExplana	Fail Date (Years)	Estimated Cost Extent : Moderate, 2 al Rooms In Basema e 4000 Ampere Man nect Switches Extent : Moderate, 2 al Room 800 Amperes Emen Extent : Moderate, 2 al Rooms - Sub-bas	Year FY 2027 Area Affe ent And A in Servic 2037 Area Affe gency M 2025 Area Affe ement ere 480/	Estimated Cost \$284,500 ected : 100% Sub-basement e And Two 1200 A ** ected : 100% Main Disconnect Sw \$16,700 ected : 100% 2277volts Pri - 208/	Cycle (Yrs) 5 mpere, C 5 vitch 5 /120 Volt	Estimated Cost \$1,600 One 2000 Ampere \$400 \$1,700 s Sec	Priori

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.

Asset # : 2060

lectrical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Raceway								
Busway	10%			2025	\$100,000	1		
Conduit	85%			2027	\$850,400	1		
Conduit	5%			2047	* *	1		
Panelboards								
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	
Wiring								
Braided Cloth	45%	2-4	\$695,600	2052	* *	1		
		0	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Busway	10%			2025	\$154,600	1		
Thermoplastic	35%			2027	\$541,100	1		
Thermoplastic	5%			2047	* *	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
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	10%			2044	* *			
Drive								
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,900	
and-by Power								
Transfer Switches	1000/			0007	*• • • • •		#144.000	
Automatic	100%			2025	\$9,400	1	\$144,000	
Generators	1000/			2022	<i>677</i> 4 00	1	¢101 2 00	
Diesel	100%	·· •		2023	\$77,400	1	\$181,200	
			Extent : Moderate, 2	area Affe	ected : 100%			
		: Basemer			or Orth			
D-#	Explanal	ion : One	75 Kilowatts For F	ire Pump	os Only			
Batteries Lead/Acid	100%			2021	¢1 600	5	\$17 200	
	100%			2021	\$1,600	5	\$17,300	
Fuel Storage Main Tank	100%			2030	\$59,900	5	\$13,800	
		arvation L	Extent : Moderate, A			5	\$15,800	
			or Room In Baseme		. 100/0			
		tion : One .						

Lighting

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

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

Asset # : 2060

			A3561#.20	000				
Electrical		Current Re	pair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting				1				
Interior Lighting								
Fluorescent	5%			2032	* *	10	\$21,500	
	-		ight, Extent : Mo It The Building	oderate, 2	Irea Affected : 100)%		
Fluorescent	20%			2022	\$564,100	10	\$85,800	
	Location		ent : Light, Area ut The Building umps	Affected	: 100%			
Fluorescent	75%		1	2032	* *	10	\$321,900	
Thusieseent		ervation, Ex	ent : Light, Area		: 100%	10	\$521,500	
			t The Building	55				
	Explana	tion : T-8 La	nps					
Egress Lighting	-							
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		
Exterior Lighting HID	100%			2022	\$1,869,700	10	\$1,400	
larm								
Security System								
No Component	90%			2027	¢140.000	1	¢17.500	
Generic	10%			2027	\$149,800	1	\$17,500	
Fire/Smoke Detection	000/							
No Component	90%			2022	* *	1.2	¢ 2 0.000	
Generic, Digital	10%			2032		1-3	\$28,800	
lechanical		Current Re	pair	Futur	e Replacement	M	aintenance	
ystem	0/6							D.:
Component Type	% of Total	(Years)	Estimated Cost	y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2037	* *	1		
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$463,500	
	Location	: Sub-basen	ent : Light, Area ent Boiler Room					
Distribution	Explana	uon : 3 Units	(4 Heat Exchange	zers 10 C	Convert Hot Water	гог Hea	ung Devices)	
Distribution Hot Wtr Pining/Pump	75%			2035	* *	Λ	\$17 200	
Hot Wtr Piping/Pump Central Plant Steam	75% 25%			2035	* *	4 4	\$17,300 \$8,600	
Piping/Pmp	23%			2037		4	\$8,000	

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

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

Asset # : 2060

	A336	# . 2000				
Mechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ieating Terminal Devices						
Air Handler	25%	2027	\$1,630,100	1	\$72,400	
Convector/Radiator	10%	2027	\$248,200	1	\$15,100	
Fan Coil Unit/Heat	50%	2023	\$3,472,300	1	\$75,600	
Fan Coil Unit/Heat	15%	2022	**	1	\$22,700	
Air Conditioning	1070	2052		1	\$22,700	
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Centrifugal, Elec Chille	er 60%	2036	* *	1	\$303,900	
	R-134a Refrigerant, Extent : L		d : 60%			
	Location : 3 Units, Sub-base					
Interior Pkg Unit -	10%	2021	\$1,733,800	2	\$2,900	
Cooling						
C C	R-22 Refrigerant, Extent : Lig Location : Various Locations		10%			
	Other Observation, Extent : Li		· 60%			
	Location : Various Locations					
	Explanation : Multiple Units					
Reciprocating	<u>5%</u>	2035	* *	1	\$10,900	
Compr/Chiller	570	2033		1	\$10,900	
compirennier	Other Observation, Extent : Li	ght, Area Affected	: 5%			
	Location : 3rd Floor	0				
	Explanation : Refrigerant 41	0a				
No Component	25%					
Distribution						
CW & CHW Wtr	65%	2037	* *	4	\$22,500	
Pipe/Pump						
No Component	35%					
Terminal Devices	(50)		.		M	
Air Handler/Cool/Ht	65%	2027	\$2,535,300	1	\$188,100	
No Component	35%					
Heat Rejection	50/	2025	* *	2	Ø17 200	
Air Cooled Condenser	5%	2035	* *	2	\$16,300	
Unit Water Capiling Terror	(00/	2025	Φ 7 01 000	2	¢202.000	
Water Cooling Tower	60% 250/	2025	\$791,900	2	\$282,600	
No Component	35%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$261,000	
Exhaust Fans	10070	LIFE		2-3	\$201,000	
Exhaust Fans Interior	95%	2027	\$1 567 DOD	n	¢12 600	
Roof	95% 5%	2027 2027	\$1,567,200 \$38,500	2 2	\$13,600 \$700	
Plumbing	J /0	2027	\$38,300	2	\$700	
H/C Water Piping						
Brass/Copper	70%	2037	* *	1		
Galvanized Steel	30%	2037	* *	1		
Garvanizou Steel	5070	2032		1		

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.

Asset # : 2060

Mechanical	Current Repair	Future	e Replacement	Μ	aintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
HW Heat Exchanger									
Steam Fired	100%	2027	\$738,500	4	\$46,300				
	Other Observation, Extent : Light, Are	ea Affected	: 100%						
	Location : Boiler Room								
	Explanation : For Domestic H W								
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100% Now \$19,300	LIFE	* *	1					
	Leak Evident, Extent : Severe, Area Aj	fected : 5%	<i>⁄</i>						
	Location : Sub-basement								
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	* *						
	Other Observation, Extent : Light, Are								
	Location : 5 Units From Basement T		or, 5 Units From	Basemen	t To 7th Floor, 2				
	Units From Sub-basement To 14th F	loor							
	Explanation : 12 Units								
Fire Suppression									
Standpipe	1000/	2027	* *	1.5	#22 (000				
Generic	100%	2037	* *	1-5	\$236,000				
Sprinkler	1000/	2027	-tt-	1.0	¢121 102				
Generic	100%	2037	* *	1-2	\$131,100				
Fire Pump	1000/								
Generic	100%	2030	\$298,500	1	\$87,400				

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.

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020 Print Date : 16-Sep-2019

Asset Name	: BROOKLYN SUPREME C	BROOKLYN SUPREME COURT									
Address	: 360 ADAMS STREET @CA	ADMAN 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, R	oof, Floors 2,9,11									
Block	: 139 Lot : 20) BIN	: 3000257								

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$36,924,800	\$17,278,600
Importance Code A	\$12,535,300	\$3,302,700
Importance Code B	\$24,389,500	\$13,580,400
Importance Code C		\$395,400

Total		\$36,924,800		\$17,278,600
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$588,600	\$547,500	\$615,000	\$512,600
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		
Total	\$588,600	\$547,500	\$615,000	\$512,600



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

Asset # : 1573

rchitecture		Current F	Repair	Futur	e Replacement	Maintenance		
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete		Now	\$154,000	LIFE	**	5	\$43,000	1
	-		ent, Extent : Severe					
			Spandrel Beam At ings, Extent : Mod					
		: Penthous	-	eruie, Ar	eu Affecteu : 2076			
			vere, Area Affected	· 25%				
			Spandrel Beam At		se			
Masonry: Brick		Now	\$137,300	LIFE	* *	5	\$43,000	
Widsoning: Brick			Extent : Moderate		ffected : 10%	5	\$15,000	
	•	: Penthous						
	Horizontal	Cracks, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Penthous	se					
			d, Extent : Moderat	te, Area A	Affected : 40%			
	Location	: Penthous	se					
Masonry: Limestone		Now	\$10,889,600	LIFE	* *	5	\$235,500	
			Extent : Moderate	, Area A <u>j</u>	ffected : 10%			
		: Penthous						
		Miss/Eroc : Through	d, Extent : Moderat out	te, Area A	Affected : 40%			
		-	Extent : Moderate,	Area Aff	fected : 5%			
		: Through						
			Extent : Moderate	e, Area Aj	ffected : 30%			
		: Through		1.00 1	100/			
		ed, Extent : Penthous	: Moderate, Area	Affected .	: 10%			
M (1D 1				2020	* *	7	¢56,500	
Metal Panel	7% Deteriorat	4+ ad Finish	\$45,800 Extent : Moderate,	2038 Area Aft		5	\$56,500	
		: Through		лгей Ајј	ecieu . 7570			
		-	Extent : Moderate	. Area A	ffected · 50%			
	-	: Through		, 11, eu 11,	<i>Jeelea</i> . <i>e</i> 070			
Granite Panels		Now	\$24,100	LIFE	* *	5	\$3,200	
			d, Extent : Moderat		Affected : 50%	-	÷• ;= • •	
	Location	: Entire 1s	st Floor Building P	erimeter	And Areaways			
Window Wall	7%			2048	* *	5	\$112,900	
Windows								
Aluminum		Now	\$42,400	2036	* *	5	\$23,900	
	6		ed, Extent : Modera	te, Area	Affected : 25%			
	-	: 11th Flo	or					
Metal Louvers	59%			2037	* *	10	\$429,800	

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.

Asset # : 1573

Architecture		Current	Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior										
Parapets						_				
Masonry: Brick		Now	\$445,700	LIFE	**	5	\$24,300			
			d, Extent : Modera	te, Area 1	Affected : 35%					
		Location : Interior Face								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%									
	Location : Missing Coping Or Cap Flashing									
	Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : At Various Column Enclosures									
Masonry: Limestone	50%	2-4	\$269,400	LIFE	* *	5	\$30,600			
			d, Extent : Light, A	rea Affec	ted : 10%					
	Location	: Through	out							
Roof	100%	4	¢404.500	2022	* *					
Modified Bitumen		4+	\$494,500 Extent : Light, Are	2033						
		: Through	-	u Ajječie	<i>a</i> . 1070					
		-	oui ings, Extent : Mod	orato Ar	an Affected · 25%					
		: Through	0	erute, Ar	eu Ajjecieu . 2570					
		0	xtent : Light, Area	Affected	· 10%					
			ooling Tower Area		. 10/0					
Soffits			0							
Stucco Cement	100%			2041	* *	5	\$20,100			
terior										
Floors										
Carpet	10%			2027	\$1,200,800	3	\$177,900			
Cast in Place Concrete	5%	4+	\$48,900	LIFE	* *	5	\$97,300			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%									
	Location	: Boiler R	oom							
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"		Now	\$2,590,700	2038	* *	3	\$83,400			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25% Location : Record Rooms In Basement									
	Worn/Eroo	ded, Exteni	: Moderate, Area	Affected	: 25%					
			Rooms In Basemen							

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.

Asset # : 1573

Architecture		Current I	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
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	Location	: 11th Flo	\$4,600 : Light, Area Affeo or ixtent : Light, Area			5	\$8,100	
	Location	: 11th Flo	or					
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$359,500	
Ceilings							. ,	
AcousTileConcealSpLn		4+ Discoloring : 11th Flo	\$4,600 Extent : Light, Art or	2033 ea Affect	* * ed : 2%	5	\$16,700	
	Water Per Location		xtent : Light, Area	Affected	: 2%			
AcousTileSusp.Lay-In	62%			2033	* *	5	\$551,400	
Exposed Concrete	15%			LIFE	* *	5	\$20,800	
Plaster	20%			LIFE	* *	5	\$111,200	
Site Enclosure Fence/Gates Iron Picket	Location Impact Da	: East Side mage, Exte	\$5,500 nents, Extent : Ligh e Of Building ent : Moderate, Are e At Driveway Entt	a Affecte				
Free Standing Walls								
Masonry: Fieldstone	Location Other Obs Location	r Miss/Eroo : East Sid ervation, E : East Sid	\$600 d, Extent : Moderat e Of Building Extent : Light, Area e Of Building nry Walls Clad In	Affected				
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	65%			2041	* *			
Masonry: Granite	Jnt Morta		\$17,100 d, Extent : Moderat air And South Side		00			
Pavers/Stone	10% Broken/M	4+ issing Elen	\$4,400 hents, Extent : Ligh	2037 t Area A	** ffected : 5%			

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.

Asset # : 1573

		-	A3561#.1	010				
rchitecture		Current Re	pair	Futur	e Replacement	М	aintenance	
rstem Component Type	% of Total	Fail Date H (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
e Pavements								
Parking/Driveway								
Asphalt	100%	Now	\$900	2031	* *			
	Cracking/	Crumbling, E	xtent : Moderate	, Area Aj	ffected : 5%			
	Location	: Bottom Of	Driveway At Par	rking Are	ea			
lectrical		Current Re	nair	Futur	e Replacement	Μ	aintenance	
vstem	0/							D
Component	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priori
Туре	Total	(Years)		ГХ		(115)		
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2048	* *	5	\$3,100	
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
		: Electrical						
	Explana	tion : 2 - 4000	Amperes Siemer	ns Power	· Breakers			
Transformers								
Dry Type	100%			2041	* *	5	\$2,200	
		ervation Ext	ent : Light, Area		· 100%	5	\$2,200	
		: Electrical		ijjeereu	. 10070			
				Kiloval	t-ampere, 45 Kilov	olt_amne	ro	
Switchgear / Switchboard	Елрійни	100 . 150 Ku	ovon-umpere, 75	Riiovon	<i>-umpere</i> , 45 Kilov	ou-umpe		
Air Circuit Breaker	100%			2048	* *	5	\$3,100	
Raceway	10070			2040		5	\$5,100	
Conduit	40%			2048	* *	1		
						1		
Conduit	60%			2028	\$371,500	1		
Panelboards	-0/			0044	ماد ماد	-	*-	
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%		\$286,100	2053	* *	1		
			: Moderate, Are	a Affecte	ed : 100%			
	Location	: Upper Flo	ors					
Thermoplastic	50%			2048	* *	1		
Thermoplastic	20%			2038	* *	1		
Motor Controllers								
Locally Mounted	10%			2048	* *	5	\$400	
····· <i>y</i> _···· <i>w</i>			ent : Light, Area		1:10%	-	4.00	
		: Throughou	-	-,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Logally Married	10%		-	2041	* *	5	¢ 400	
Locally Mounted				2041	* *	5	\$400 \$6,500	
Motor Control Center	40%			2041		5	\$6,500	
Motor Control Center	40%			2026	\$449,700	5	\$6,500	
round								
Grounding Devices Not Accessible	100%							

Lighting

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.

Asset # : 1573

Electrical		Current I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Interior Lighting								
Fluorescent	60%			2033	* *	10	\$327,000	
	-	s And Fixtu 1 : Offices	res, Extent : Light,	Area Aff	<i>Tected</i> : 60%			
Fluorescent	40%		\$4,133,100	2038	* *			
	-		tures, Extent : Ligh at And Floors Area	t, Area A	ffected : 40%			
Egress Lighting								
Emergency, Battery	20%			2023	\$169,600 * *	10	\$28,700	
Exit, LED	80%			2056	* *	1		
Exterior Lighting HID	100%			2028	\$2 272 QAA	10	¢1 የሰሳ	
Alarm	100%			2028	\$2,373,800	10	\$1,800	
Security System								
No Component	70%							
Generic	30%			2033	* *	1	\$66,600	
Fire/Smoke Detection							. ,	
No Component	65%							
Generic, Analog	35%			2028	\$2,278,500	1-3	\$128,100	
Machaniaal			5	- 1				
Mechanical		Current I			e Replacement		aintenance	
System Component Type	% of Total		Estimated Cost		e Replacement Estimated Cost		Estimated Cost	Priority
System Component Type		Fail Date		Year		Cycle		Priority
System Component Type Heating Energy Source	Total	Fail Date		Year FY	Estimated Cost	Cycle		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual		Fail Date		Year		Cycle		Priority
System Component Type Heating Energy Source	Total	Fail Date (Years)	Estimated Cost	Year FY 2048	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual	Total 100% Other Obs	Fail Date (Years)	Estimated Cost	Year FY 2048	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual	Total 100% Other Obs Location	Fail Date (Years)	Estimated Cost Extent : Light, Area ement	Year FY 2048 <i>Affected</i>	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel	Total 100% Other Obs Location	Fail Date (Years)	Estimated Cost	Year FY 2048 <i>Affected</i>	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate &	Total 100% Other Obs Location Explana	Fail Date (Years) servation, E a : Sub-base tion : 48,00	Estimated Cost Extent : Light, Area ement	Year FY 2048 <i>Affected</i>	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% Other Obs Location Explana 2	Fail Date (Years) servation, E a : Sub-base tion : 48,00	Estimated Cost Extent : Light, Area ement 00 Gallon Fuel Tan	Year FY 2048 Affected k 2031	Estimated Cost ** 1: 5% **	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate &	Total 100% Other Obs Location Explana 2 2% Other Obs	Fail Date (Years) servation, E a : Sub-base tion : 48,00	Estimated Cost Extent : Light, Area ement 20 Gallon Fuel Tan	Year FY 2048 Affected k 2031	Estimated Cost ** 1: 5% **	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate &	Total 100% Other Obs Location Explana 2 Other Obs Location Location	Fail Date (Years)	Estimated Cost Extent : Light, Area ement 20 Gallon Fuel Tan	Year FY 2048 Affected k 2031 Affected	Estimated Cost * * 1 : 5% * * 1 : 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate & Frame	Total 100% Other Obs Location Explana 2 Other Obs Location Location	Fail Date (Years)	Estimated Cost Extent : Light, Area ement 20 Gallon Fuel Tan Extent : Light, Area at	Year FY 2048 Affected k 2031 Affected	Estimated Cost * * ! : 5% * * ! : 100%	Cycle (Yrs)	Estimated Cost \$5,900	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate &	Total 100% Other Obs Location Explana 2 Other Obs Location Explana Other Obs Location Explana Other Obs Location Explana 64% Other Obs	Fail Date (Years)	Estimated Cost Extent : Light, Area ement 00 Gallon Fuel Tan Extent : Light, Area at its Also Sevrves Bo Extent : Light, Area	Year FY 2048 Affected k 2031 Affected rough Ha 2026	Estimated Cost * * 1: 5% * * 1: 100% all \$2,438,400	Cycle (Yrs) 1	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate & Frame	Total 100% Other Obs Location Explana 2 2% Other Obs Location Explana 64% Other Obs Location	Fail Date (Years) ervation, E : Sub-base tion : 48,00 ervation, E : Basemen tion : 2 Unit servation, E : Soiler R	Estimated Cost Extent : Light, Area ement 00 Gallon Fuel Tan Extent : Light, Area at its Also Sevrves Bo Extent : Light, Area	Year FY 2048 Affected k 2031 Affected rough Ha 2026 Affected	Estimated Cost ** 2: 5% ** 2: 100% all \$2,438,400 1: 100%	Cycle (Yrs) 1	Estimated Cost \$5,900	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate & Frame	Total 100% Other Obs Location Explana Cother Obs Location Explana Other Obs Location Explana 64% Other Obs Location Explana 64% Other Obs Location Explana	Fail Date (Years) ervation, E : Sub-base tion : 48,00 ervation, E : Basemen tion : 2 Unit servation, E : Soiler R	Estimated Cost Extent : Light, Area ement 20 Gallon Fuel Tan Extent : Light, Area at its Also Sevrves Bo Extent : Light, Area oom	Year FY 2048 Affected k 2031 Affected rough Ha 2026 Affected	Estimated Cost ** 2: 5% ** 2: 100% all \$2,438,400 1: 100%	Cycle (Yrs) 1	Estimated Cost \$5,900	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Heat Exchanger, Plate & Frame Steam Boiler	Total 100% Other Obs Location Explana Cother Obs Location Explana 64% Other Obs Location Explana 64% Other Obs Location Explana 34% Other Obs	Fail Date (Years)	Estimated Cost Extent : Light, Area ement 00 Gallon Fuel Tan Extent : Light, Area it its Also Sevrves Bo Extent : Light, Area oom its - One Unit Not (\$25,900 Extent : Moderate, A	Year FY 2048 Affected k 2031 Affected Affected Affected Affected Dperatin, 2045	Estimated Cost ** 2:5% ** 2:100% all \$2,438,400 1:100% g **	Cycle (Yrs)	Estimated Cost \$5,900 \$376,600	Priority

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.

Asset # : 1573

lechanical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
eating								
Distribution								
Hot Wtr Piping/Pump	30%			2036	* *	4	\$8,800	
			Extent : Light, Area	Affected	: 5%			
		: Sub-base		_				
	-	tion : Hot V	Vater Is Pumped To					
Steam Piping/Pump	70%			2038	* *			
Terminal Devices	600 (* • • • • • • • • •			
Air Handler	60%			2023	\$4,966,900	1	\$220,500	
Convector/Radiator	20%	NT	\$66 2 00	2026	\$630,300	1	\$38,400	
Fan Coil Unit/Heat		Now	\$88,200	2023	\$1,763,400	1	\$34,500	
	Location		nt : Moderate, Are	a Ajjecie	a : 10%			
		-	tent : Moderate, Al	raa Affaa	tad · 10%			
		: Through		reu Ajjec	<i>lea</i> . 1076			
ir Conditioning	Locuiton	. Intough	oui					
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment	10070					-		
Centrifugal, Elec Chille	er 95%			2031	* *	1	\$610,800	
C ·		frigerant, 1	Extent : Light, Ared	a Affected	d : 100%			
	Location	: 3 Units -	Sub-basement					
Split Unit	5%			2023	\$628,300			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$14,400	2038	* *	4	\$29,300	
1 1		oning, Exte : Sub-base	nt : Moderate, Area ement	a Affecte	d : 26%			
			Extent : Light, Area	Affected	: 10%			
		: Sub-base		00				
	Explana	tion : One I	Pump Under Repai	r				
Terminal Devices								
Air Handler/Cool/Ht	100%			2023	\$6,602,600	1	\$367,400	
		-	tent : Moderate, A		ted : 100%			
			t And Upper Floor					
			Extent : Light, Area	Affected	1:100%			
		: Multiple						
TT - D	Explana	tion : More	Than 120 Units					
Heat Rejection	1000/	NT	¢111 700	2026	60 004 100	2	¢470.400	
Water Cooling Tower		Now	\$111,700 • Savana Anag Affe	2026	\$2,234,100	2	\$478,400	
			: Severe, Area Affe its On Roof	<i>cieu : 3</i> (//0			
			us On Kooj Extent : Light, Area	Affactor	· 100%			
	Location		мет . ыдп, Area	1)jecieu	. 100/0			
	Locuion	. 1100						

Ventilation

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

Asset # : 1573

Component TypeTotal (Years)FV(Yrs)Ventilation Distribution Ductwork/Diffusers58% 4+ \$157,300 LIFE ** 2-5 \$192 Damaged, Extent : Moderate, Area Affected : 13% Location : 11th Floor And Basement Damaged Air Outlets Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout** 2-5 \$133Ductwork/Diffusers42% LIFE ** 2-5 \$134Exhaust Fans Interior98% 2023 \$2,052,600 2\$17Roof2% Now \$19,500 2038 ** 2\$17Boof2% Now \$19,500 2038 ** 2\$17Plumbing H/C Water Piping Galvanized Steel100% 2033 ** 1Booster Pump wTank, Extent : Light, Area Affected : 100% Location : Sub-basement2026 \$518,600 4Wetter Heater Electric100% 2026 \$518,600 4\$20Wetter Heater Electric100% 2038 ** 4\$80Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot WaterHW Heat Exchanger Steam Fired100% 2038 ** 4\$80Sanitary Piping Cast Iron100% LIFE ** 1Sump Pump(s) Non-Submersible100% 0-2 \$109,700 2058 ** 4\$12Swage Ejector(s) Compressed Air00% 0-2 \$109,700 2058 ** 4\$12Sevage Ejector(s) Compressed Air5% Docation : Sub-basement\$210% BasementBackflow Preventer No Component Generic5% S0% Docation : Sub-basement\$203 ** 1\$100% S00Backflow Preventer No Component Generic5% S0% S0% S0hesement\$203 ** 1\$203Backflow Preventer No		laintenance	Ma	e Replacement	Future	Repair	Current R	Mechanical	
Distribution 58% 4+ \$157,300 LIFE ** 2-5 \$192 Ductwork/Diffusers 58% 4+ \$157,300 LIFE ** 2-5 \$192 Ductwork/Diffusers Location : 11h Floor And Basement Damaged Air Outlets Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout 100% Ductwork/Diffusers 42% Life ** 2-5 \$133 Exhaust Fans 11terior Interior 98% 2023 \$2,052,600 2 Roof 2% Now \$19,500 2038 ** 2 Broken, Extent : Severe, Area Affected : 5% Location : Roof Humbing HUC Water Piping Galvanized Steel 100% 2033 ** 1 Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Sub-basement Location : Sub-basement Explanation : Sub-basement Storm Drain Piping Cast Iron 100% 2038 ** 4 \$88 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each Stam Fired 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping	l Cost Priority	Estimated Cost	-	Estimated Cost		Estimated Cost			Component
Ductwork/Diffusers 58% 4+ \$157,300 LIFE ** 2-5 \$192 Damaged, Extent : Moderate, Area Affected : 15% Location : 11th Floor And Basement Damaged Air Outlets Needs Cleaning, Extent : Moderate, Area Affected : 100% Location : Throughout Ductwork/Diffusers 42% LIFE ** 2-5 \$139 Exhaust Fans 1 42% 2023 \$2,052,600 2 \$17 Roof 2% Now \$19,500 2038 ** 2 \$17 Roof 2% Now \$19,500 2038 ** 1 HC Water Piping Galvanized Steel 100% 2033 ** 1 Booster Pump wTank, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot Water HW Heat Exchanger 100% 2038 ** 4 \$88 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 200 Gallon Each Sanitary Piping Cast Iron 100% LIFE * 1 Storm Drain Piping Cast Iron 100% LIFE * 1									
Damaged, Extent : Moderate, Area Affected : 15% Location : 11h Floor And Basement Damaged Air Outlets Needs Clearing, Extent : Moderate, Area Affected : 100% Location : Throughout Ductwork/Diffusers 42% LIFE ** 2-5 \$13' Exhaust Fans Interior Statust Fans 98% 2023 \$2,052,600 2 \$11' Booden, Extent : Severe, Area Affected : 5% Location : Roof 203 ** 2 \$11' Booden, Extent : Severe, Area Affected : 5% Location : Roof umbing H/C Water Piping Galvanized Steel 100% 2033 ** 1 Booster Pump WTank, Extent : Light, Area Affected : 100% Location : Serves Fire Sprinkler And Stand Pipe \$100% 2026 \$518,600 4 \$2' Coeation : Sub-basement Explanation : 400 Gallon Installed For Summer Hot Water HW Heat Exchanger Steam Fired 100% 2038 ** 4 \$8i Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 20 Units, 1500 Gallon Each \$8i Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$8i Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$11' Swage Ejector(s) \$100% \$11' Compressed Air \$11' Sump Pump(s) \$12' Start Forn \$100% \$11' Swage Ejector(s) \$100% \$11' Sub-basement Backflow Preventer No Component 95% Gener	• • • •	¢10 2 2 00	~ -				<i>(</i>)	500/	
		\$192,200		% Air Outlets d : 100%	cted : 159 Damaged . a Affected	oderate, Area Affec or And Basement E nt : Moderate, Are	d, Extent : Mo on : 11th Floo leaning, Exten on : Througho	Damaged, Location Needs Clea Location	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$,200	\$139,200	2-5	* *	LIFE		0	42%	
Roof 2% Now $\$19,500$ 2038 $**$ 2 Broken, Extent : Severe, Area Affected : 5% Location : RoofhumbingH/C Water Piping Galvanized Steel 100% 2033 $**$ 1 Booster Pump wTank, Extent : Light, Area Affected : 100% Location : Serves Fire Sprinkler And Stand PipeWater Heater Electric 100% 2026 $\$518,600$ 4 $\$:$ Other Observation, Extent : Light, Area Affected : 100% Location : sub-basement Explanation : 400 Gallon Installed For Summer Hot WaterHW Heat Exchanger Steam Fired 100% 2038 $**$ 4 $\$83$ Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon EachSanitary Piping Cast Iron 100% LIFE $**$ 1 Sump Pump(s) Non-Submersible 100% 2028 $\$89,800$ $\$11$ Sewage Ejector(s) Compressed Air 100% 2028 $\$89,800$ $\$11$ Backflow Preventer No Component 95% Generic 5% 2033 $**$ 1 $\$$ Backflow Preventer No Component 95% Generic 2033 $**$ 1 $\$$ Backflow Preventer No Component 95% Generic 2033 $**$ 1 $\$$ Backflow Preventer No Component 95% Generic 2033 $**$ 1 $\$$									
Rodi 2.8 How \$19,300 2035 2 Broken, Extent : Severe, Area Affected : 5% Location : Roof umbing H/C Water Piping Galvanized Steel 100% 2033 ** 1 Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Serves Fire Sprinkler And Stand Pipe Water Heater Electric 100% 2026 \$518,600 4 \$: Electric 100% 2026 \$518,600 4 \$: \$: HW Heat Exchanger Storm Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot Water HW Heat Exchanger 100% 2038 ** 4 \$88 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Stomp Pump(s) Non-Submersible 100% 2028 \$89,800 4 \$11 Sewage Ejector(s) Compressed Air 100% 2028 \$89,800 4 \$11 Sewage Ejector(s) Compressed Air 100% 2028 \$89,800 4 \$11 Sewage Ejector(s) <td< td=""><td></td><td>\$17,800</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>		\$17,800							
H/C Water Piping 100% 2033 ** 1 Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Serves Fire Sprinkler And Stand Pipe Water Heater Electric 100% 2026 \$518,600 4 \$53 Electric 100% 2026 \$518,600 4 \$53 Water Heater Electric 100% 2026 \$518,600 4 \$53 Electric 100% 2026 \$518,600 4 \$53 Water Heater Electric 100% 2038 ** 4 \$83 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each \$83 Sanitary Piping Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2028 \$89,800 \$12 Sewage Ejector(s) Compressed Air 100% 0-2 \$109,700 2058 ** 4 \$60 Obsolete Equipment, Extent : Moderate, Area Affected : 1	\$300	\$300	2	* *			Extent : Seve	Broken, Ex	Roof
Galvanized Steel 100% 2033 ** 1 Booster Pump w/Tank, Extent : Light, Area Affected : 100% Location : Serves Fire Sprinkler And Stand Pipe Water Heater Electric 100% 2026 \$518,600 4 \$5: Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot Water HW Heat Exchanger Steam Fired 100% 2038 ** 4 \$83 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each \$83 Sanitary Piping Cast Iron 100% LIFE * 1 Sump Pump(s) 100% 2028 \$89,800 4 \$17 Sewage Ejector(s) 100% 0-2 \$109,700 2058 * 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement \$17 Sewage Ejector(s) 00% 0-2 \$109,700 2058 * 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement \$76 \$76 \$76									
Electric100%2026\$518,6004\$5Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot WaterHW Heat Exchanger Steam Fired100%2038**4\$83Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each\$83Sanitary Piping Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2028\$89,8004\$12Sewage Ejector(s) Compressed Air100%0-2\$109,7002058**4\$60Backflow Preventer No Component95% Generic5%2033**1\$.\$.Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement5%2033**1\$.			1	ted : 100%	rea Affect	-	Pump w/Tank	Booster Pu	
Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 400 Gallon Installed For Summer Hot Water HW Heat Exchanger 100% 2038 ** 4 \$88 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$88 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$88 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 Sewage Ejector(s) Compressed Air 100% 0-2 \$109,700 2058 ** 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement \$6 0bsolete Equipment, Extent : Moderate, Area Affected : 100% 56 Backflow Preventer No Component 95% 6 \$2033 ** 1 \$ Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$ 0 \$					_				Water Heater
HW Heat Exchanger Steam Fired 100% 2038 ** 4 \$83 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each ** 1 \$83 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 Sewage Ejector(s) Compressed Air 100% 0-2 \$109,700 2058 ** 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement \$6 Backflow Preventer No Component 95% 2033 ** 1 \$6 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$6	5,200	\$5,200	4	: 100%	Affected	ment	bservation, E: on : Sub-base	Other Obso Location	Electric
Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement Explanation : 2 Units, 1500 Gallon Each Sanitary Piping Cast Iron Cast Iron 100% LIFE ** 1 Storm Drain Piping Cast Iron Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% Compressed Air 100% Location : Sub-basement Backflow Preventer No Component 95% Generic 5% Cother Observation, Extent : Light, Area Affected : 100% Location : Sub-basement									HW Heat Exchanger
Cast Iron100%LIFE**1Storm Drain Piping Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2028\$89,8004\$12Sewage Ejector(s) Compressed Air100%0-2\$109,7002058**4\$12Backflow Preventer No Component95% Generic2033**1\$100%Generic5% Station, Extent : Light, Area Affected : 100% Location : Sub-basement\$100% Sub-basement\$100%	3,100	\$88,100	4		Affected	ment	bservation, E: on : Sub-base	Other Obso Location	Steam Fired
Cast Iron 100% LIFE 1 Storm Drain Piping Cast Iron 100% LIFE ** 1 Sump Pump(s) Non-Submersible 100% 2028 \$89,800 4 \$12 Sewage Ejector(s) Compressed Air 100% 0-2 \$109,700 2058 ** 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement \$6 Backflow Preventer No Component 95% \$2033 ** 1 \$7 Generic 5% 2033 ** 1 \$7 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement \$6								_	Sanitary Piping
Cast Iron100%LIFE**1Sump Pump(s) Non-Submersible100%2028\$89,8004\$12Sewage Ejector(s) Compressed Air100%0-2\$109,7002058**4\$12Desolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement2023**4\$12Backflow Preventer No Component95% 5% Cother Observation, Extent : Light, Area Affected : 100% Location : Sub-basement**1\$12			1	* *	LIFE		6	100%	
Non-Submersible100%2028\$89,8004\$12Sewage Ejector(s) Compressed Air100%0-2\$109,7002058**4\$0Dosolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement			1	* *	LIFE		6	100%	Cast Iron
Compressed Air 100% 0-2 \$109,700 2058 ** 4 \$6 Obsolete Equipment, Extent : Moderate, Area Affected : 100% Location : Sub-basement Location : Sub-basement \$6 Backflow Preventer No Component 95% 2033 ** 1 \$1 Generic 5% 2033 ** 1 \$1 Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement	2,600	\$12,600	4	\$89,800	2028		6	100%	Non-Submersible
No Component 95% Generic 5% 2033 * * 1 \$ Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement	5,000	\$6,000	4			Extent : Moderate,	Equipment,	Obsolete E	
Explanation : Serves Boilers Only	.,800	\$1,800	1			ment	% bservation, E: on : Sub-base	5% Other Obso Location	No Component
Fixtures						-			Fixtures
Generic 100%							<i>/</i> 0	100%	Generic

Vertical Transport

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.

Asset # : 1573

Mechanical	Current Repair	Future Repl	acement	M	laintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location : 2 Units From Basemen From 1st To 12 th Floor Explanation : 15 Units	t To 1st Floor, 3 U	nits From 3	rd To 121	h Floor, 10 Units	
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location : 1st To 2nd Floor, 2nd 7	To 3rd Floor				
	Explanation : 6 Units					
ire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$310,700	
Sprinkler						
No Component	95%					
Generic	5%	2048	* *	1-2	\$8,300	
	Other Observation, Extent : Light, A	Area Affected : 6%			-	
	Location : Basement					
	Explanation : Shop Rooms					

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 Address		CITY HALL CITY HALL PAR	X (a)BI	RO	ADWAY AI	ND 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 Bas	em	ent	, Ro	oof, Floors 1	,2,3,Att	
Block	:	122 Lot		:	1		BIN	: 1079147

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

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



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Granite	15%		LIFE	* *	5	\$9,800	
Masonry: Limestone	82%		LIFE	* *	5	\$53,600	
	-	iscoloring, Extent : Moder : South Facade	ate, Area A	ffected : 10%			
Metal Panel	3%		2049	* *	5-10	\$18,000	
Windows							
Wood	100%		2045	* *	5	\$233,400	
Parapets							
Masonry: Limestone	100%		LIFE	* *	5	\$21,500	
Roof	4007		0055	ىلە بىلە	10	#7 0,000	
Copper/Terne	40%		2057	* *	10	\$79,000	
Metal Panel	55%		2042	* *	10	\$79,700	
Skylight, Metal/Glass Soffits	5%		2049		10	\$13,200	
Masonry: Limestone	100%		LIFE	* *	5		
nterior	10070		LIFE		5		
Floors							
Carpet	30%		2025	\$377,700	3	\$38,600	
Cast in Place Concrete	10%		LIFE	**	5	\$18,800	
		ervation, Extent : Light, Ar		: 100%		• - ,	
	Location	: New Sub-basement					
	Explanat	ion : Recent Construction					
Ceramic Tile	5%		2038	* *	5	\$4,300	
Mosaic Tile	10%	Now \$118,000) 2034	* *	5	\$10,700	
		Crumbling, Extent : Modero : Basement Corridor	ate, Area A	ffected : 25%			
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	
		nstruction, Extent : Light, A : New Sub-basement	Area Affecte	ed : 100%			
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. Estimates are rounded to the nearest hundred dollars.
CITY HALL

Asset # : 153

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileSusp.Lay-In	15%			2042	* *	5	\$12,800		
Exposed Concrete	5%			LIFE	* *	5	\$700		
Exposed Struc: Steel	10%			LIFE	* *				
		nstruction, : New Sub	Extent : Light, Are -basement	ea Affecte	ed : 100%				
Exposed Struc: Wood	10%			LIFE	* *				
	Recent Re Location		nt, Extent : Light, A	rea Affe	cted : 25%				
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	2.40/			20.42	* *				
Cast in Place Concrete	24%	N	¢256 400	2042	* *				
Pavers/Stone	Jnt Morta	Now r Miss/Erod : Through	\$256,400 d, Extent : Moderat out	2038 te, Area A					
Pavers/Stone	20%	Now	\$137,400	2038	* *				
	Location	: Front St	-						
	Location	: Front St	-						
	Location	: Front St	-						
	Explana	tion : Wate	r Infiltration Into (Crawl Sp	ace Below				
Parking/Driveway	000	N T	0100	0000	بالحاريل				
Pavers/Stone	Other Obs		\$128,400 Extent : Severe, Are	2038 a Affecte	* * ed : 50%				
		: Through		4					
D	-	uon : Open	Joints Throughou		* *				
Pavers/Stone	18%			2038	~ ~				

Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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.

CITY HALL

Asset # : 153

Electrical		Current Re	epair	Future Replacement Maintenance					
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts									
Service Equipment									
Fused Disc Sw		ervation, Ex	tent : Light, Area Room And Roof			5	\$200		
			ain Service Switc l Fuel Cell Syste		At 4,000 Amperes led				
Switchgear / Switchboard Fused Disc Sw	100%			2055	* *	5	\$200		
Raceway	1000/			2055					
Conduit	100%			2055	* *	1			
Panelboards	200/			0.051		-	#2 00		
Fused Disc Sw	20%			2051	* *	5	\$300		
Molded Case Bkrs	80%			2051	* *	5	\$1,200		
Wiring Thermoplastic	100%			2055	* *	1			
Motor Controllers	200/			0046	- بە - بە	-	\$100		
Locally Mounted	30%			2046	* *	5	\$100		
Variable Frequency Drive	70%			2046	<u>ት</u> ት				
cound									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$800		
and-by Power									
Transfer Switches Automatic	100%			2046	* *	1	¢17.00		
Automatic	Other Obs Location	: Automatic	tent : Light, Area Transfer Switch utic Transfer Swi	Affected Room In	: 100%	1	\$17,600		
ghting									
Interior Lighting									
Fluorescent	9%			2037	* *	10	\$4,700		
		s And Fixture : Basement	es, Extent : Light, Offices	Area Afj	fected : 100%				
Fluorescent	-	Fluorescent l : Throughou		2037 ght, Area	* * Affected : 100%	10	\$42,000		
Fluorescent	10%			2037	* *	10	\$5,300		
	-	s And Fixture 1 : Sub-basen	es, Extent : Light, ient	Area Afj	fected : 100%				
LED	Location	ervation, Ex : Bullpen Ro tion : LED L		2037 Affected	* * ' : 100%				
Egress Lighting	·r····		00						
Emergency, Service	45%			2037	* *	1			
Emergency, Battery	5%			2037	* *	10	\$700		
Exit, LED	50%			2064	* *	1			

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.

CITY HALL

Asset # : 153

		153				
lectrical	Current Repair	Future Repl	acement	Μ	aintenance	
zstem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting						
Exterior Lighting						
HID	90%	2037	* *	10	\$200	
	Other Observation, Extent : Moderate Location : Outside Explanation : Perimeter Lamp Post		100%			
LED	10%	2037	* *			
arm	1070	2037				
Security System						
Generic	100%	2037	* *	1	\$21,400	
	Other Observation, Extent : Light, Ar		%	•	\$21,100	
	Location : Throughout		•			
	<i>Explanation : CCTV Surveillance C</i>	ameras Managed	Rv NYPD			
Fire/Smoke Detection	2pranance : CCT / Sur remained C	and as managed				
Generic, Digital	100%	2037	* *	1-3	\$35,300	
Generie, Digitai	Other Observation, Extent : Light, Ar			15	ψυυ,υου	
	Location : Throughout The Building	00	0			
			hta Smaka	Detector	Alaum Dolla And	
	Explanation : Manual Pull Station, Horns	norns, strode Lig	nis, smoke i	Delectors	s, Alarm Dells Ana	
	110/165					
lechanical	Current Repair	Future Repl	acement	Μ	aintenance	
vstem	% of Fail Date Estimated Cos	t Year Estim	nated Cost	Cycle	Estimated Cost	Priori
Component						
Component	Total (Years)	FY		(Yrs)		
Туре	Total (Years)			(Yrs)		
Type eating	Total (Years)			(Yrs)		
Type eating Energy Source		FY				
Type eating	80%	FY 2039	* *	(Yrs)		
Type eating Energy Source	80% Other Observation, Extent : Light, Ar	FY 2039				
Type eating Energy Source	80%	FY 2039				
Type eating Energy Source	80% Other Observation, Extent : Light, Ar	FY 2039 ea Affected : 1009				
Type eating Energy Source	80% Other Observation, Extent : Light, Ar Location : Basement	FY 2039 ea Affected : 1009				
Type eating Energy Source Utility Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20%	FY 2039 ea Affected : 1009 on Edison 2039	**	1		
Type eating Energy Source Utility Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C	FY 2039 ea Affected : 1009 on Edison 2039	**	1		
Type eating Energy Source Utility Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20%	**	1		
Type eating Energy Source Utility Steam HTHW/HW	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20%	**	1		
Type eating Energy Source Utility Steam HTHW/HW	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two	**	1 1 Puilding	\$2.700	
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20%	* * eed Court B	1	\$2,700	
Type eating Energy Source Utility Steam HTHW/HW	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80%	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038	** eed Court <u>B</u> **	1 1 Puilding	\$2,700	
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038	** eed Court <u>B</u> **	1 1 Puilding	\$2,700	
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80%	** eed Court B **	1 1 <i>Puilding</i> 5		
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80%	** eed Court B **	1 1 <i>Puilding</i> 5		
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20%	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam	** eed Court B **	1 1 <i>Puilding</i> 5		
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam	** eed Court B **	1 1 <i>Puilding</i> 5		
Type eating Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar Location : Sub-basement	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam ea Affected : 0%	** eed Court B * *	1 1 5 ster For F	Heating Devices	
Type Type Type Type Type Type Type Type	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam ea Affected : 0%	** eed Court B * *	1 1 5 ster For F	Heating Devices	
Type Type Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam No Component Distribution	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar Location : Sub-basement Explanation : One Reserve Gas Fire	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam ea Affected : 0% ed Hot Water Boil	** eed Court B * *	1 1 5 ster For F	Heating Devices	
Type Type Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam No Component Distribution Hot Wtr Piping/Pump	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar Location : Sub-basement Explanation : One Reserve Gas Fire 90%	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam ea Affected : 0% ed Hot Water Boil 2045	** eed Court B * *	1 1 5 ster For F	Heating Devices stallation \$3,800	
Type Type Energy Source Utility Steam HTHW/HW Conversion Equipment Pres. Reducing Valve/LP Steam No Component Distribution	80% Other Observation, Extent : Light, Ar Location : Basement Explanation : Steam Provided By C 20% Other Observation, Extent : Light, Ar Location : 52 Chambers Street Explanation : Provided From Adjac 80% Other Observation, Extent : Light, Ar Location : Basement Explanation : One Heat Exchanger 20% Other Observation, Extent : Light, Ar Location : Sub-basement Explanation : One Reserve Gas Fire	FY 2039 ea Affected : 100% on Edison 2039 ea Affected : 20% ent Building - Two 2038 ea Affected : 80% To Convert Steam ea Affected : 0% ed Hot Water Boil	** eed Court B * *	1 1 2uilding 5 ster For F	Heating Devices	

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.

CITY HALL

Asset # : 153

Mechanical	Current Repair	Future Replace	ment	Μ	laintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating	•								
Terminal Devices									
Air Handler	80%	2037	* *	1	\$28,300				
Convector/Radiator	20%	2034	* *	1	\$3,700				
Air Conditioning									
Energy Source									
District Chilled Water	30%	2049	* *	1					
	Other Observation, Extent : Light, Are	ea Affected : 40%							
	Location : 52 Chambers Street								
	Explanation : Provided From Adjace								
Electricity	70%	2045	* *	1					
Conversion Equipment					.				
Reciprocating	65%	2037	* *	1	\$17,300				
Compr/Chiller									
	R-134a Refrigerant, Extent : Light, Ar	ea Affectea : 65%							
	Location : 2 Sets, Basement								
Split Unit	5%	2034	* *						
	Other Observation, Extent : Light, Are								
	Location : Basement Communication Room Explanation : 3 Sets								
	Explanation : 3 Sets								
No Component	30%								
Distribution									
CW & CHW Wtr	30%	2049	* *	4	\$1,300				
Pipe/Pump	700/								
No Component	70%								
Terminal Devices	800/	2027	* *	1	\$28,200				
Air Handler/Cool/Ht	80% 5%	2037 2034	* *	1	\$28,300 \$900				
Fan Coil - 2 Pipe No Component	15%	2034		1	\$900				
Heat Rejection	1378								
Air Cooled Condenser	65%	2037	* *	2	\$25,900				
Unit	0570	2037		2	\$25,900				
No Component	35%								
/entilation									
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	* *						
	Other Observation, Extent : Light, Are	ea Affected : 100%							
	Location : 52 Chambers Street								
	Explanation : Located In Adjacent T	weed Building							

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.

CITY HALL

Asset # : 153

Mechanical	Current Repair	Future Repl	acement	М				
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
lumbing								
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	* *					
	Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement To 2nd Floor							
	Explanation : 1 Unit							
Hydraulic	30%	LIFE	* *					
-	Other Observation, Extent : Light, .	Area Affected : 30%						
	Location : 2nd To 3rd Floor							
	Explanation : 1 Unit							
ire Suppression								
Standpipe								
Generic	100%	2055	* *	1-5	\$28,900			
Sprinkler								
Generic	100%	2049	* *	1-2	\$16,100			

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

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

\$2,720,800

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Total

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

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

\$3,260,500

				4_,,
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$316,000	\$43,900	\$85,900	\$106,300
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
Total	\$316,000	\$43,900	\$85,900	\$106,300



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.

CITY PLANNING BUILDING

Asset # : 161

rchitecture	Current Repair	Futur	e Replacement	М		
stem Component Type	% of Fail Date Estimated Total (Years)	l Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls						
Cast Iron	5% Now \$94 Broken/Missing Elements, Exten Location : South Facade	4,700 LIFE t : Moderate, Ar	* * ea Affected : 5%			
	Corrosion/Rusting, Extent : Mod Location : North And East Fac		cted : 15%			
Glass Block	5%	LIFE	* *	5	\$8,400	
Masonry: Brick		5,500 LIFE	* *	5	\$67,500	
	Jnt Mortar Miss/Erod, Extent : M Location : North And East Fac Sidewalk Shed in Use, Extent : L Location : South And East Fac	eades, Partial Soc ight, Area Affect	uth			
Masonry: Limestone	30% 0-2 \$519 Broken/Missing Elements, Exten Location : Above Windows, So Diagonal Cracks, Extent : Mode Location : South And East Fac Staining/Discoloring, Extent : M Location : Throughout	uth Facade rate, Area Affect rades	red : 20%	5	\$30,400	
Stucco Cement		ades Ioderate, Area Aj		5	\$16,900	
Windows						
Aluminum	10% Now \$6 Air Infiltration, Extent : Light, A Location : 1st Floor At Sills	5,200 2038 rea Affected : 10	* *	5	\$1,400	
Metal Louvers	3%	2033	* *	10	\$5,300	
Wood		4,900 2055	* *	5	\$122,100	
	Deteriorated Finish, Extent : Mo Location : Throughout Thermally Inefficient, Extent : M Location : Throughout					
	Caulking Deteriorated, Extent :	Moderate, Area	Affected : 100%			
	Location : Throughout					

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.

CITY PLANNING BUILDING

Asset # : 161

Architecture	Current	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior								
Parapets	200/ 11	¢ 40, 500	TIPP	* *	-	¢0.500		
Cast Stone/Terra Cotta	30% Now Other Observation, E Location : South Fo Explanation : Corn	acade		ected : 5%	5	\$9,500		
Masonry: Brick	15% 0-2	\$1,900	LIFE	**	5	\$600		
Wasoniy. Direk	Jnt Mortar Miss/Ero Location : Shared I	d, Extent : Moderat		Affected : 30%	5	\$000		
Masonry: Limestone	5% Now Cracking/Crumbling Location : Coping Jnt Mortar Miss/Ero Location : Coping	d, Extent : Moderat	-	-	5	\$300		
Metal Rail	40% Now	\$4,600	2035	* *	5	\$11,600		
	Broken/Missing Elen Location : Part Of Corrosion/Rusting, E Location : Through	nents, Extent : Ligh Railing Extent : Moderate, 2	t, Area A		5	\$11,000		
Stucco Cement	10% Now Diagonal Cracks, Ex Location : Through		2035 rea Affect	* * ted : 20%	5	\$500		
Roof								
Built-Up (BUR)	100% Now Blisters, Extent : Mo Location : Through Debris Present, Exte Location : Through	out nt : Moderate, Area out	a Affected	d : 25%				
	Drains Clogged, Ext Location : South W	est Corner						
	Grvl/Blst Miss/Disp, Location : Through		Area Afj	fected : 30%				
	Insul Deter/Miss, Exa Location : Through		ea Affect	ed : 30%				
	Miss/Damaged Flash Location : Through	-	erate, Ar	ea Affected : 25%				
	Ponding, Extent : Mo Location : East And		ted : 25%	6				
	Water Penetration, E Location : Various		Area Affe	cted : 15%				

Interior

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

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

CITY PLANNING BUILDING

Asset # : 161

% of Total		Estimated Cost					
	(Years)	Listimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Punct/Tea Location Staining/I	ur/Impact Da 1 : Basement Discoloring,	Extent : Light, Are			3	\$151,800	
			Affected	: 100%			
11%			LIFE	* *	5	\$74,900	
Cracking/	Crumbling,		2033 , Area Aj	* * ffected : 5%	5	\$3,900	
Location Caulking	ı : Toilets Th Deterioratea	roughout l, Extent : Light, A					
Loose/De	lam Surface,		2039 e, Area A	* * Iffected : 20%	5	\$11,700	
Broken/M Location Cracking/ Location	issing Eleme 1 : Basement Crumbling, 1 : Basement	Extent : Moderate	, Area Aj	ffected : 20%	3	\$8,800	
	Punct/Tea Location Staining/L Location Worn/Ero Location 11% 5% Cracking/ Location Patching L Location Caulking Location 4% Location 15% Broken/M Location Cracking/ Location 0 15%	Location : Basement Staining/Discoloring, Location : Basement Worn/Eroded, Extent Location : Basement 11% 5% Now Cracking/Crumbling, Location : Toilets Th Patching Evident, Exte Location : Toilets Th Caulking Deteriorated Location : Toilets Th 4% 0-2 Loose/Delam Surface, Location : 5th Floor 15% Now Broken/Missing Element Cracking/Crumbling, Location : Basement Worn/Eroded, Extent	Punct/Tear/Impact Damage, Extent : Selecation : Basement Staining/Discoloring, Extent : Light, Area Staining/Discoloring, Extent : Light, Area Location : Basement Worn/Eroded, Extent : Moderate, Area Location : Basement 11% 5% Now \$8,000 Cracking/Crumbling, Extent : Moderate Location : Toilets Throughout Patching Evident, Extent : Light, Area A Location : Toilets Throughout Caulking Deteriorated, Extent : Light, Area A Location : Toilets Throughout Caulking Deteriorated, Extent : Light, Area Location : Toilets Throughout 4% 0-2 \$8,100 Loose/Delam Surface, Extent : Moderate Location : 5th Floor Data Room 15% Now \$21,000 Broken/Missing Elements, Extent : Moderate Location : Basement Cracking/Crumbling, Extent : Moderate Location : Basement	Punct/Tear/Impact Damage, Extent : Severe, Area Location : Basement Staining/Discoloring, Extent : Light, Area Affected Location : Basement Worn/Eroded, Extent : Moderate, Area Affected Location : Basement 11% LIFE 5% Now \$8,000 2033 Cracking/Crumbling, Extent : Moderate, Area Affected : Location : Toilets Throughout Patching Evident, Extent : Light, Area Affected : Location : Toilets Throughout Patching Deteriorated, Extent : Light, Area Affected : Location : Toilets Throughout Caulking Deteriorated, Extent : Light, Area Affected : Location : Toilets Throughout Qualking Deteriorated, Extent : Light, Area Affected : Location : Toilets Throughout 2039 Location : Toilets Throughout 4% 0-2 \$8,100 2039 Location : Toilets Throughout 15% Now \$21,000 2030 Broken/Missing Elements, Extent : Moderate, Area Affected : Location : Basement Cracking/Crumbling, Extent : Moderate, Area Affected : Morn/Eroded, Extent : Moderate, Area Affected :	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15% Location : BasementStaining/Discoloring, Extent : Light, Area Affected : 90% Location : BasementWorn/Eroded, Extent : Moderate, Area Affected : 100% Location : Basement11%LIFE**5% Now\$8,0002033**Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets ThroughoutPatching Evident, Extent : Light, Area Affected : 10% Location : Toilets ThroughoutCaulking Deteriorated, Extent : Light, Area Affected : 10% Location : Toilets Throughout4%0.2039**Loose/Delam Surface, Extent : Moderate, Area Affected : 20% Location : 5th Floor Data Room15% Now\$21,0002030\$210,100Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : BasementCracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : BasementCracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Basement	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15% Location : BasementStaining/Discoloring, Extent : Light, Area Affected : 90% Location : BasementWorn/Eroded, Extent : Moderate, Area Affected : 100% Location : Basement11%LIFE**55%< Now	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15% Location : Basement Staining/Discoloring, Extent : Light, Area Affected : 90% Location : Basement Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Basement Worn/Eroded, Extent : Moderate, Area Affected : 100% Location : Basement 11% LIFE ** 5 \$74,900 5% Now \$8,000 2033 ** 5 \$3,900 Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Toilets Throughout Patching Evident, Extent : Light, Area Affected : 10% Location : Toilets Throughout Caulking Deteriorated, Extent : Light, Area Affected : 10% Location : Toilets Throughout 4% 0-2 \$8,100 2039 \$4% 0 Voose/Delam Surface, Extent : Moderate, Area Affected : 20% Location : Sth Floor Data Room 15% Now \$21,000 2030 \$210,100 Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Basement Cracking/Crumbling, Extent : Moderate, Area Affected : 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 CITY PLANNING BUILDING

Asset # : 161

Architecture		Current	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
nterior	1							
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	
	Punct/Tea	r/Impact D	amage, Extent : Lig	ght, Area	a Affected : 5%			
	Location	: Corners	At Corridors Throa	ughout				
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 5%			
	Location	: 6th Floo	r Office Area, Sout	h Side				
Masonry: Brick	5%	Now	\$17,200	LIFE	* *			
2	Diagonal	Cracks, Ex	tent : Severe, Area	Affected	: 5%			
	Location	: Basemer	nt And Sub-basemen	nt				
	Jnt Mortar	· Miss/Ero	d, Extent : Moderat	te, Area A	Affected : 15%			
	Location	: Basemer	nt And Sub-basemen	nt				
	Spalling, E	Extent : Mo	derate, Area Affect	ted : 15%	ó			
	Location	: Basemer	nt And Sub-basemen	nt				
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 15%			
	Location	: Basemer	nt And Sub-basemen	nt				
Plaster	7%	Now	\$2,500	LIFE	* *	5	\$1,700	
	Cracking/	Crumbling	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Basemer	nt Storage South Sid	de				
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 5%			
	Location	: Basemer	nt Storage South Sid	de				
Ceilings								
AcousTileSusp.Lay-In	20%			2043	* *	5	\$31,100	
	-	-	, Extent : Light, Ar	ea Affect	ed : 5%			
	Location	: Various	Locations					
Exposed Concrete	40%	Now	\$42,400	LIFE	* *	5	\$9,700	
	Staining/D	oiscoloring	, Extent : Moderate	e, Area A	ffected : 10%			
	Location	: Various	Locations					
Gypsum Board	35%	Now	\$58,300	LIFE	* *	5	\$68,100	
	Water Pen	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	: Second A	And Sixth Floor Off	fices				
Plaster	5%	Now	\$5,400	LIFE	* *	5	\$4,900	
	Cracking/	Crumbling	Extent : Moderate	, Area A	ffected : 10%			
	Location	: Basemer	nt Electrical Room					
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Basemer	nt Electrical Room					
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$900	2043	* *			
	-	-	Extent : Light, Are	ea Affect	ed : 5%			
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

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.

CITY PLANNING BUILDING

Asset # : 161

Electrical		Current Repair	Future	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2040	* *	5	\$300	
	Other Obs	ervation, Extent : Light,	Area Affected	: 100%			
	Location	i : Electrical Room					
	Explana	tion : Two 2,000 Ampere	e Main Disconr	nect Switches			
Switchgear / Switchboard							
Fused Disc Sw	100%		2040	* *	5	\$300	
Raceway							
Conduit	60%		2030	\$72,900	1		
Conduit	30%		2040	* *	1		
Conduit	10%		2050	* *	1		
Panelboards							
Fused Disc Sw	10%		2038	* *	5	\$200	
Molded Case Bkrs	60%		2046	* *	5	\$1,200	
Molded Case Bkrs	30%		2038	* *	5	\$600	
Wiring							
Thermoplastic	60%		2050	* *	1		
Thermoplastic	20%		2030	\$32,600	1		
Thermoplastic	20%		2040	* *	1		
Motor Controllers			• • • •	• • • • • • • • •	_	**	
Locally Mounted	50%		2028	\$51,300 * *	5	\$300	
Locally Mounted	50%		2035		5	\$300	
		ervation, Extent : Light,	Area Affected	: 100%			
		a : Water Main					
	Explana	tion : Basement					
round							
Grounding Devices Generic	100%		LIFE	* *	5	\$2,300	
Generic		ervation, Extent : Light,			5	\$2,500	
		i : Basement	meu mjecieu	. 10070			
		tion : Water Main					
tand-by Power	ылрини	non . maior main					
Transfer Switches							
Automatic	100%		2028	\$9,400	1	\$23,700	
Generators	10070		_0_0	\$2,.00	-	<i>+_0,,,,,</i>	
Diesel	100%	0-2 \$77,4	400 2045	* *	1	\$26,800	
		ervation, Extent : Light,		: 100%		* -)	
		i : Roof - Generator Roo					
	Explana	tion : One 62 Kilovolt-an	mpere Generat	or. It Is Old And C	Obsolete.	It Is For Fire	
	Pump U	se Only.	-				
Batteries							
Lead/Acid	100%		2021	\$1,600	5	\$2,900	
Fuel Storage							
Day Tank	100%		2029	\$5,900	5	\$14,300	
		servation, Extent : Light,		: 100%			
		a : Roof - Generator Roo					
	Explana	tion : The Capacity Of T	he Tank Is 30 (Gallons.			

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CITY PLANNING BUILDING

Asset # : 161

lectrical		Current Repair	Futur	e Replacement	Μ	aintenance	
rstem Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting							
Interior Lighting							
Fluorescent	88%		2030	\$408,300	10	\$62,100	
	Location	ervation, Extent : Light, Area : Throughout The Building tion : Using T-8 Lamps	a Affected	! : 100%			
Incandescent	2%		2025	\$20,600	2		
LED	10%		2040	* *			
		ervation, Extent : Light, Area : First Floor	a Affected	!: 100%			
	Explana	tion : New LED Fixtures Inst	alled On	The First Floor Th	is Year.		
Egress Lighting							
Emergency, Service	35%		2030	\$14,000	1		
Emergency, Battery	15%		2030	\$16,500	10	\$2,800	
Exit, Service	50%		2030	\$13,600	1		
Exterior Lighting							
HID	18%		2030	\$55,400	10		
Incandescent	7%		2025	\$18,300	2		
No Component	75%			• -)			
arm							
Security System							
No Component	80%						
Generic	20%		2035	* *	1	\$5,800	
Fire/Smoke Detection						40,000	
No Component	80%						
Generic, Analog	20%		2035	* *	1-3	\$9,500	
Generic, Analog	2070		2033		1-5	\$7,500	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
vstem	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priori
Component		(Years)	FY		(Yrs)		_
	Total		1,1				
Туре	Total	(Tears)	ГТ		(115)		
Type cating	Totai	(italis)	F I		(115)		
Type eating Energy Source		(Tens)					
Type cating	100%		2050	* *	1		
Type eating Energy Source	100% Other Obs	ervation, Extent : Light, Area	2050				1
Type eating Energy Source	100% Other Obs Location	ervation, Extent : Light, Are : Throughout	2050 a Affected				1
Type eating Energy Source	100% Other Obs Location	ervation, Extent : Light, Area	2050 a Affected				L
Type eating Energy Source Utility Steam Conversion Equipment	100% Other Obs Location Explana	ervation, Extent : Light, Are : Throughout	2050 a Affected n	! : 100%			
Type eating Energy Source Utility Steam	100% Other Obs Location	ervation, Extent : Light, Are : Throughout	2050 a Affected			\$4,600	
Type eating Energy Source Utility Steam Conversion Equipment	100% Other Obs Location Explana	ervation, Extent : Light, Are : Throughout	2050 a Affected n	! : 100%	1	\$4,600	
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing	100% Other Obs Location Explana	ervation, Extent : Light, Are : Throughout	2050 a Affected n	! : 100%	1	\$4,600	
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam	100% Other Obs Location Explana 100%	ervation, Extent : Light, Are : Throughout	2050 a Affected n	! : 100%	1	\$4,600	
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	100% Other Obs Locatior Explana 100% 70%	ervation, Extent : Light, Are : Throughout tion : Steam From Con Edisc	2050 a Affected m 2033 2029	** \$83,200	1		
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution	100% Other Obs Locatior Explana 100% 70% Insul. Det	ervation, Extent : Light, Are : Throughout tion : Steam From Con Edisc Now \$1,700	2050 a Affected m 2033 2029	** \$83,200	1		
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	100% Other Obs Locatior Explana 100% 70% Insul. Det Locatior	ervation, Extent : Light, Area : Throughout tion : Steam From Con Ediso Now \$1,700 eriorating, Extent : Moderate : Various	2050 a Affected m 2033 2029 e, Area Afj	* * \$83,200 Gected : 20%	1 5 4	\$2,700	
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump Central Plant Steam	100% Other Obs Locatior Explana 100% 70% Insul. Det Locatior	ervation, Extent : Light, Area : Throughout tion : Steam From Con Ediso Now \$1,700 eriorating, Extent : Moderate	2050 a Affected m 2033 2029	** \$83,200	1		
Type eating Energy Source Utility Steam Conversion Equipment Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	100% Other Obs Location Explana 100% 70% Insul. Det Location 30%	ervation, Extent : Light, Area : Throughout tion : Steam From Con Ediso Now \$1,700 eriorating, Extent : Moderate : Various	2050 a Affected m 2033 2029 c, Area Aff 2030	* * \$83,200 Fected : 20% \$387,400	1 5 4	\$2,700	

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

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

CITY PLANNING BUILDING Asset # : 161

Mechanical		Current F	Repair	Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Terminal Devices								
Air Handler	Location	xtent : Seve 1 : Bottom (\$804,600 re, Area Affected : If Units - Extensiv Severe, Area Affo	e Corrosi		1	\$32,100	
	Location On Extend Location	ı : Bottom (led Life, Ex ı : Roof	Of The Units, Roof tent : Severe, Arec	Affected	' : 75%			
Convector/Radiator	Broken, E	Now xtent : Seve 1 : All Floor	\$10,200 rre, Area Affected . rs	2043 - <i>100%</i>	* *	1	\$5,600	
ir Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	Malfuncti		\$86,300 nt : Severe, Area A		* * 40%	1	\$75,000	
	R-22 Refr	-	essors, Sub-basem ent : Light, Area A ement		100%			
Distribution CW & CHW Wtr Pipe/Pump	100%			2040	* *	4	\$3,800	
Terminal Devices Air Handler/Cool/Ht	Malfuncti		\$42,800 nt : Severe, Area A ntrol System, Thro		\$855,700 70%	1	\$42,900	
Heat Rejection								
Dry Cooler	5%			2035	* *	2	\$2,700	
Water Cooling Tower	95%			2031	* *	2	\$73,600	
entilation								
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	
lumbing								
H/C Water Piping	1000/			2040	* *	1		
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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CITY PLANNING BUILDING

Asset # : 161

Mechanical	Current Repair	Future Repl	acement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%	ó			
	Location : One Unit From S	ub-basement To 6th Floor	, One Unit	From Bo	asement To 6th	
	Floor					
	Explanation : 2 Units, 1 Uni	t Not Operatting				
Fire Suppression						
Standpipe						
Generic	100%	2040	* *	1-5	\$38,800	
Sprinkler						
Generic	100%	2040	* *	1-2	\$21,600	
Fire Pump						
=	100%	2033	* *	1	\$14,400	

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Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	:	CONCOURS	SE PLAZ	A			
Address	:	198 EAST 16	1ST STF	REF	T @CONCOL	RSE 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, Su	ıb Basen	ent	, Roof, Floors	1,2,5,7,8,10	
Block	:	2443	Lot	:	94	BIN	: 2099027

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architecture		\$1,827,300		\$418,500
Interior Architecture		\$998,800		\$2,664,900
Electrical				\$3,215,400
Mechanical		\$372,800		\$6,547,200
Total		\$3,199,000		\$12,845,900
Importance Code A		\$1,827,300		\$418,500
Importance Code B		\$702,000		\$12,113,200
Importance Code C		\$669,700		\$314,300
Total		\$3,199,000		\$12,845,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$1,456,200	\$118,000	\$196,200	\$220,900

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 Total \$1,456,200 \$118,000 \$196,200 \$220,900



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.

CONCOURSE PLAZA

Asset # : 13871

chitecture		Current I	Repair	Futur	e Replacement	М	aintenance		
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior									
Exterior Walls	1.50/			LIPP	ىك ىك	-	¢ 47 700		
Concrete Masonry Unit	15%	N	¢120.000	LIFE	* *	5	\$47,700		
Concrete Masonry Unit	Cracking/ Location Expansion	: Penthou Jnt Failur	e, Extent : Modere	-	ffected : 20%	5	\$8,000		
	Other Obs Location	: Penthou	Extent : Moderate, se						
M (1 D 1	-	Now	co Cement Over Co		asonry Unit	5	\$201.000		
Metal Panel	Loose/Mis	s Fastener.	\$84,300 s, Extent : Severe, r South East Faca			5 er Locati	\$381,900		
Windows									
Aluminum	Glazing Bi Location Caulking I	: 8th Floo	ed, Extent : Moder			5	\$36,500		
	Other Obs Location	ervation, E : Through	Extent : Moderate, out	Area Affe	ected : 100%				
Daranata	Explanat	ion : Fixed	l Windows						
Parapets Metal Panel	Caulking I Location Water Pen	: Parapet etration, E	\$233,800 ed, Extent : Severe, Wall Metal Copin Extent : Severe, Are Wall Metal Copin	g ea Affecte		5	\$17,000	1	
Roof									
Built-Up (BUR)	Miss/Dam Location	: Over 10	\$603,500 tings, Extent : Seve th Floor Extent : Severe, Ar						
	Location	: Over 10	th Floor						
	Location	: Over 10	xtent : Severe, Are th Floor, Office 10	70					
		ded, Extent : 10th Flo	: Severe, Area Aff or	fected : 2.	5%				
Built-Up (BUR)	Water Pen	Now etration, E : Over Fir	\$80,500 Extent : Severe, Are est Floor	2035 ea Affecte	* * d : 10%				
Soffits Cement-Fiber Panel	100%	0-2	\$1,900 Extent : Moderat	2035	* *				

Interior

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

CONCOURSE PLAZA

Asset # : 13871

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Carpet		Now	\$1,141,300	2032	* *	3	\$116,600	
			: Severe, Area Affe	ected : 10	00%			
	Location	: Through	out					
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	
Interior Walls								
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	
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$162,700	2035	* *	5	\$174,900	
			xtent : Severe, Are	a Affecte	d : 10%			
	Location	: 10th Flo	or					
Exposed Struc: Steel	5%			LIFE	* *	10	\$38,900	
Gypsum Board	5%			LIFE	* *	5-10	\$66,800	
e Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

ectrical	Current Repair	Future Replac	ement	М		
stem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estimat FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2040	* *	5	\$1,100	
	Other Observation, Extent :	Light, Area Affected : 100%				
	Location : Electrical Room	1				
	Explanation : One 1,600 A	mpere Main Disconnect Swite	ch			
Transformers						
Dry Type	100%	2035	* *	5	\$900	
	Other Observation, Extent :	Moderate, Area Affected : 10	0%			
	Location : Mechanical Roo	om				
	Explanation : One 112.5 K	ilovolt Amperes, 480 Volts Pr	imary - 2	08/120 V	olts Secondary	
Switchgear / Switchboard	-	-			-	
Fused Disc Sw	100%	2040	* *	5	\$1,100	
Raceway						
Conduit	100%	2040	* *	1		

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 CONCOURSE PLAZA

Asset # : 13871

Electrical	Current Repair	r Future	e Replacement	М	aintenance	
System Component	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Туре	Total (Tears)	11		(113)		
Inder 600 Volts						
Panelboards						
Fused Disc Sw	10%	2038	* *	5	\$600	
Molded Case Bkrs	90%	2038	* *	5	\$5,900	
Wiring	1000/	2040	* *	1		
Thermoplastic	100%	2040	* *	1		
Motor Controllers	50%	2035	* *	5	\$800	
Locally Mounted Motor Control Center	50%	2033	* *	5 5	\$3,400	
Bround	3070	2033		5	\$3,400	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$7,300	
tand-by Power	10070			5	\$7,500	
Transfer Switches						
Automatic	100%	2035	* *	1	\$76,900	
Generators					4.0,200	
Diesel	100%	2033	* *	1	\$96,800	
	Other Observation, Extent		: 100%		¥)	
	Location : Penthouse					
	Explanation : One 300 K	ilowatts				
Batteries						
Lead/Acid	100%	2023	\$1,700	5	\$9,300	
Fuel Storage						
Day Tank	50%	2038	* *	5	\$23,200	
	Other Observation, Extent		: 100%			
	Location : Generator Roc					
	Explanation : One 75 Ga	llons Capacity				
Main Tank	50%	2045	* *	5	\$3,700	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Sub-basement					
	Explanation : 500 Gallon	s Rated Capacity				
ighting						
Interior Lighting	000/	2020	¢1 474 200	10	\$30C 400	
Fluorescent	90% T-8 Lamps And Fixtures, E	2030 Extent : Light Area Aff	\$1,474,300	10	\$206,400	
	Location : Throughout Th		ectea : 100%			
			¢1.62.000	10	#22 0.00	
Fluorescent	10%	2030	\$163,800	10	\$22,900	
	Compact Fluorescent Light		Affected : 100%			
	Location : Offices And Co	DITIOUTS				
Egress Lighting	600/	2020	001 000	1		
Emergency, Service	60% 40%	2030	\$84,900 * *	1		
Exit, LED	4070	2045		1		
Exterior Lighting HID	10%	2030	\$108,600	10	\$100	
No Component	90%	2030	\$100,000	10	\$100	
ightning Protection	2070					
	100%	2045	* *	5	\$7 300	
Arresters/Cabling Generic Note : All component repairs \$ estin	100% nates are in current dollars and d	2045		5	\$7,300	

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

CONCOURSE PLAZA

Asset # : 13871

		Repair		e Replacement		aintenance	_
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					1	\$28,000	
		-		1:100%			
	-						
Explana	tion : CCT	V Surveillance Can	neras				
700/							
			2030	\$893 500	1_3	\$47.600	
		Extent · Light Area			1-5	\$7,000	
		-	19900000	. 100/0			
	-	-	Pull Stati	ons, Smoke Detecto	ors, Alari	m Bells And Horns	
*							
	Current I	Repair	Futur	e Replacement	Μ	aintenance	
% of		Estimated Cost		Estimated Cost	•	Estimated Cost	Priorit
Total	(Years)		FY		(Yrs)		
100%			2050	* *	1		
			2035	* *	1	\$123,600	
		-					
		-	-				
Explana	tion : Two	Unit Gas Fired Ho	t Water I	Boilers			
1000/	0.2	¢21.000	2046	* *	4	¢12 200	
					4	\$12,300	
Locuitor	i . Duituing	Management Syst	em com	oi, iniougnoui			
60%			2035	* *	1	\$92 800	
				* *	1		
1070			2000			<i>\$52,500</i>	
100%			2046	* *	1		
80%	0-2	\$229,100	2028	\$4,582,400	2	\$9,800	
			-		Each Flo	or	
		-	Affected	: 100%			
	-		22				
-		nits. Refrigerant R-				** ***	
20%			2030	\$674,400	2	\$3,100	
D JJ D.L.	igovant F	tent : Light, Area A	Iffacted .	100%			
		1201 LIVNI AFPO A	meciea :	11/1/20			
	Total 70% 30% Other Obs Location Explana 70% 30% Other Obs Location Explana 100% 0ther Obs Location Explana 100% 0ther Obs Location Explana 100% 0ther Obs Location Explana 100% 0ther Obs Location Explana 20%	Total (Years) 70% 30% Other Observation, E Location : Hallway Explanation : CCT 70% 30% Other Observation, E Other Observation : Through Explanation : Strobe Current I % of Fail Date Total (Years) 100% Inter Observation, E Location : Through Explanation : Strobe 100% Inter Observation, E Location : Penthou Explanation : Two 100% 0-2 Malfunctioning, Extee Location : Building 60% 40% 100% 0-2 Malfunctioning, Exter Location : Building 60% 40% 100% 0-2 Malfunctioning, Exter Location : Through Location : Total Strop 100% 0-2 Malfunctioning, Exter Location : Through Location : Total Strop 100% 0-2 Not in Service, Exten Location : Through Location : Through Explanation : 10 U 20%	Total (Years) 70% 30% Other Observation, Extent : Light, Area Location : Hallways, Lobby And Outs; Explanation : CCTV Surveillance Can 70% 30% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : Strobe Lights, Manual I Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent : Light, Area Location : Penthouse Mechanical Equ Explanation : Two Unit Gas Fired Ho 100% Other Observation, Extent : Severe, Area A Location : Penthouse Mechanical Equ Explanation : Two Unit Gas Fired Ho 100% 0-2 \$21,000 Malfunctioning, Extent : Severe, Area A Location : Building Management System 60% 40% 100% 0-2 \$229,100 Not in Service, Extent : Moderate, Area Location : 7 Units Not Working Proper Other Observation, Extent : Light, Area Location : 7 Units Not Working Proper Other Observation,	Total(Years)FY70% 30%2030Other Observation, Extent : Light, Area Affected Location : Hallways, Lobby And Outside Explanation : CCTV Surveillance Cameras70% 30%2030Other Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Static totalYear YofalYear (Years)100%2035100%2035Other Observation, Extent : Light, Area Affected Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Static Year Total100%20350ther Observation, Extent : Light, Area Affected Location : Penthouse Mechanical Equipment R Explanation : Two Unit Gas Fired Hot Water I100%0-2100%20350ther Observation, Extent : Severe, Area Affected : Location : Building Management System Control60%2035100%0-2\$229,100204680%0-2\$229,1002028Not in Service, Extent : Moderate, Area Affected Location : 7 Units Not Working Properly, Mecc Other Observation, Extent : Light, Area Affected Location : Throughout Explanation : 10 Units. Refrigerant R-22 20%	Total (Years) FY 70% 30% 2030 \$261,000 Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Lobby And Outside Explanation : CCTV Surveillance Cameras 70% 30% 2030 \$893,500 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detected Vo of Fail Date Estimated Cost Year Estimated Cost 100% 2030 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2035 ** 0100% 2035 ** 010% 2035 ** 100% 0-2 \$21,000 2046 ** 100% 0-2 \$21,000 2046 ** Malfunctioning, Extent : Severe, Area Affected : 10% ** ** 100% 0-2 \$229,100 2046 ** Malfunction : Building Managemen	Total (Years) FY (Yrs) 70% 30% 2030 \$261,000 1 0ther Observation, Extent : Light, Area Affected : 100% Location : Hallways, Lobby And Outside Explanation : CCTV Surveillance Cameras 1-3 70% 30% 2030 \$893,500 1-3 0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building 1-3 Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alart 100% 2050 *** 1 100% 2050 *** 1 <td< td=""><td>Total(Years)FV(Yrs)70% 30%2030\$261,0001\$28,000Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Lobby And Outside Explanation : CCTV Surveillance Cameras\$2030\$893,5001-3\$47,60070% 30%2030\$893,5001-3\$47,600\$2030\$893,5001-3\$47,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns\overline{Vonf}6YearEstimated Cost FYCycleEstimated Cost (Yrs)100%2035**1100%2035**1\$123,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Amine Affected : 100% Location : Penthouse Mechanical Equipment Room Explanation : Two Unit Gas Fired Hot Water Boilers\$100%0-2\$21,0002046***4\$12,300Malfunctioning, Extent : Severe, Area Affected : 10% Location : Building Management System Control, Throughout\$92,800\$40%2035***1\$92,80040%0-2\$229,1002028\$4,582,4002\$9,800\$9,800Not in Service, Extent : Moderate, Area Affected : 35% Location : Throughout100%2\$9,800Not in Service, Extent : Moderate, Area Affected : 10% Location : Throughout2030\$674,4002\$3,100</td></td<>	Total(Years)FV(Yrs)70% 30%2030\$261,0001\$28,000Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Lobby And Outside Explanation : CCTV Surveillance Cameras\$2030\$893,5001-3\$47,60070% 30%2030\$893,5001-3\$47,600\$2030\$893,5001-3\$47,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns \overline{Vonf} 6YearEstimated Cost FYCycleEstimated Cost (Yrs)100%2035**1100%2035**1\$123,600Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Amine Affected : 100% Location : Penthouse Mechanical Equipment Room Explanation : Two Unit Gas Fired Hot Water Boilers\$100%0-2\$21,0002046***4\$12,300Malfunctioning, Extent : Severe, Area Affected : 10% Location : Building Management System Control, Throughout\$92,800\$40%2035***1\$92,80040%0-2\$229,1002028\$4,582,4002\$9,800\$9,800Not in Service, Extent : Moderate, Area Affected : 35% Location : Throughout100%2\$9,800Not in Service, Extent : Moderate, Area Affected : 10% Location : Throughout2030\$674,4002\$3,100

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

CONCOURSE PLAZA

Asset # : 13871

Mechanical		Current	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Distribution								
CW & CHW Wtr	80%	0-2	\$5,300	2040	* *	4	\$9,900	
Pipe/Pump					х <u>1</u> 2007			
	Location		Extent : Moderate,	Area Af	fected : 30%			
No Component	20%							
Heat Rejection								
Water Cooling Tower	Corroded, Location Leak Evid	: Bottom (ent, Extent	\$81,800 evere, Area Affecte Of The Unit And Su : Severe, Area Affe Of The Unit, Roof	pporting		2	\$161,000	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$220,700	
Exhaust Fans								
Interior	70%			2035	* *	2	\$5,400	
Roof	30%			2035	* *	2	\$2,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater								
Electric	100%			2025	\$237,300	4	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2035	* *	1	\$15,300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area					
			nits From 1st To 10		One Unit From Bo	asement	To 10th Floor	
	Explana	tion : 5 Un	its. No.5 Is Not In	Service				
Fire Suppression								
Standpipe	• • • •							
No Component	30%			a a - a	. ·		\$\$\$\$	
Generic	70%			2050	* *	1-5	\$88,200	
Sprinkler					. ·		b =	
Generic	100%			2050	* *	1-2	\$70,000	

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

CONCOURSE PLAZA

Asset # : 13871

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Fire Pump						
Generic	100%	2026	\$173,400	1	\$46,700	
	Other Observation, Extent : Light, Area	a Affected :	100%		-	
	Location : Fire Pump Located In The	Mall				
	Explanation : Unit Is Maintained Ana	l Operated	From The Mall			

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	: COURT	SQUARE BUILDING 2	LAFAYETTE		
Address	: 2 LAFAY	YETTE STREET BTWN	DUANE ST - READE ST		
Borough	: MANHA	ATTAN	Agency's Number	: 312-144	
Program / Asset #	: DGS001	5.000 / 2056	Yr Built/Renovated	: 1925 / 2014	
Area Sq Ft	: 358,500		Project Type	: REAL PROPERTY	
Date of Survey	: 22-Nov-2	2017	Landmark Status	: NONE	
Areas Surveyed	: Basemen	t, Roof, Floors 1,12,22,23,	,24		
Block	: 155	Lot : 1	BIN	: 1001672	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$1,975,000		\$935,500
Interior Architect	ture		\$1,015,500		\$1,143,100

Interior Architecture	\$1,015,500	\$1,143,100
Electrical	\$819,100	\$691,100
Mechanical	\$9,522,500	\$8,151,400
Total	\$13,332,000	\$10,921,200
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
Total	\$13,332,000	\$10,921,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$319,100	\$417,100	\$487,200	\$335,100
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	
Total	\$319,100	\$417,100	\$487,200	\$335,100



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.

Asset # : 2056

	Current Repair Future Replacement Maintenance						
chitecture	Current Repair	Replacement	Μ				
stem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
erior							
Exterior Walls							
Cast Iron	2%	LIFE	* *				
Cast Stone/Terra Cotta	5%	LIFE	* *	5	\$235,800		
Masonry: Brick	88% Now \$1,695,800		* *	5	\$531,300		
	Jnt Mortar Miss/Erod, Extent : Mode	rate, Area A	ffected : 50%				
	Location : Throughout						
	Vertical Cracks, Extent : Moderate, A	lrea Affectea	l : 5%				
	Location : Penthouse						
	Other Observation, Extent : Moderat		cted : 10%				
	Location : South Facade, Reade Str	eet					
	Explanation : Scaffolding In Place						
Masonry: Granite	3%	LIFE	* *	5	\$13,600		
Masonry: Limestone	2% Now \$279,100		**	5	\$9,100		
	Jnt Mortar Miss/Erod, Extent : Mode	rate, Area A	ffected : 20%				
	Location : Lintels And Sills						
		1.00 1	500/				
	Worn/Eroded, Extent : Moderate, Are Location : Window Sills And Lintels	00	50%				
Windows		00	50%				
Windows Aluminum		00	\$0%	5	\$122,400		
Aluminum Parapets	Location : Window Sills And Lintels			-	· · · · ·		
Aluminum	Location : Window Sills And Lintels			5	\$122,400 \$8,300		
Aluminum Parapets	Location : Window Sills And Lintels 100% 10% Recent Repair Evident, Extent : Light	2045 LIFE	* *	-	· · · · ·		
Aluminum Parapets	Location : Window Sills And Lintels 100% 10%	2045 LIFE	* *	-	· · · · ·		
Aluminum Parapets	Location : Window Sills And Lintels 100% 10% Recent Repair Evident, Extent : Light	2045 LIFE	* *	-	· · · · ·		
Aluminum Parapets Cast Stone/Terra Cotta	Location : Window Sills And Lintels 100% 10% Recent Repair Evident, Extent : Light Location : Main Roof	2045 LIFE , Area Affect	* * ted : 75% * *	5	\$8,300		
Aluminum Parapets Cast Stone/Terra Cotta	Location : Window Sills And Lintels 100% 10% Recent Repair Evident, Extent : Light Location : Main Roof 90%	2045 LIFE , Area Affect	* * ted : 75% * *	5	\$8,300		
Aluminum Parapets Cast Stone/Terra Cotta	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light	2045 LIFE , Area Affect	* * ted : 75% * *	5	\$8,300		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97%	2045 LIFE , Area Affect LIFE , Area Affect 2037	* * ted : 75% ** ted : 75% **	5	\$8,300		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Roof	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97% Recent Replace Evident, Extent : Light	2045 LIFE , Area Affect LIFE , Area Affect 2037	* * ted : 75% ** ted : 75% **	5	\$8,300 \$9,600		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Roof	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97%	2045 LIFE , Area Affect LIFE , Area Affect 2037	* * ted : 75% ** ted : 75% **	5	\$8,300 \$9,600		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Roof	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97% Recent Replace Evident, Extent : Light	2045 LIFE , Area Affect LIFE , Area Affect 2037	* * ted : 75% ** ted : 75% **	5	\$8,300 \$9,600		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Roof Single Ply Membrane	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97% Recent Replace Evident, Extent : Light Location : Main Roof	2045 LIFE , Area Affect LIFE , Area Affect 2037 nt, Area Affect	** ted : 75% ** ted : 75% ** cted : 100%	5 5 10	\$8,300 \$9,600 \$46,000		
Aluminum Parapets Cast Stone/Terra Cotta Masonry: Brick Roof Single Ply Membrane Skylight, Metal/Glass	Location : Window Sills And Lintels 100% Recent Repair Evident, Extent : Light Location : Main Roof 90% Recent Repair Evident, Extent : Light Location : Main Roof 97% Recent Replace Evident, Extent : Light Location : Main Roof	2045 LIFE , Area Affect LIFE , Area Affect 2037 nt, Area Affect	** ted : 75% ** ted : 75% ** cted : 100%	5 5 10	\$8,300 \$9,600 \$46,000		

Interior

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

Asset # : 2056

rchitecture		Current R	epair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Floors								
Carpet	35%			2028	\$2,662,500	3	\$295,800	
Cast in Place Concrete	10%	Now	\$62,000	LIFE	* *	5	\$123,200	
			ents, Extent : Seve					
			ding Between 23rd					
	0		tent : Severe, Are	00				
			ding Between 23rd					
			ctent : Moderate, A					
			ding Between 23rd		th Floor			
	Explanati	on : Tempo	orary Support In F	Place				
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	
			nt, Extent : Light,	Area Affe	ected : 25%			
	Location	: 6th, 14th	Floors					
Vinyl Tile 9" X 9"	10%	Now	\$131,300	2029	\$656,500	3	\$21,100	
5	Broken/Mis	sing Eleme			ea Affected : 15%		. ,	
	Location	: 22, 23 An	d 24th Floors					
Under Construction	5%							
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 0%			
		: First Floc						
	Explanati	ion : Retail	Space					
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	
	Broken/Mis	sing Eleme	ents, Extent : Seve	re, Area	Affected : 25%			
	Location	: 22, 23 An	d 24 Floors					
		rumhling	Extent : Severe, A	rea Affec	eted : 50%			
	Cracking/C	, unioning, .						
	0	6	d 24 Floors					
Under Construction	Location	6						
Under Construction	Location 5%	: 22, 23 An		Affected	': 0%			
Under Construction	Location 5% Other Obse	: 22, 23 An	d 24 Floors	Affected	': 0%			

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.

Asset # : 2056

Architecture		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								-
Ceilings								
AcousTileConcealSpLn	25%			2034	* *	5	\$176,100	
AcousTileSusp.Lay-In	42%			2042	* *	5	\$236,600	
Exposed Concrete		Now	\$191,800	LIFE	* *	5	\$4,400	
		Rusting, E : Steam R	Txtent : Moderate, A oom	lrea Affe	cted : 10%			
	-	Crumbling, : Basemer	Extent : Moderate	, Area Aj	ffected : 15%			
	-	einforceme : Basemer	ent, Extent : Moder nt	ate, Arec	Affected : 10%			
Gypsum Board	10%			LIFE	* *	5	\$70,400	
Plaster	3%			LIFE	* *	5	\$10,600	
Plaster	10%	Now	\$312,900	LIFE	* *	5	\$35,200	
	Location	: 22, 23 A	ients, Extent : Seve nd 24 Floors . Extent : Severe, A					
	0	0	nd 24 Floors	55				
Under Construction	Location	ervation, E : 1st Floot tion : Retai		Affected	: 0%			
ite Pavements								
Public Sidewalk	0.50/	N 7	\$2 000	2024	* *			
Cast in Place Concrete	Cracking/	Now Crumbling, : Lafayette	\$2,900 Extent : Light, Arc e Street	2034 ea Affecte				
Pavers/Stone	Broken/M	-	\$1,600 hents, Extent : Mod Of Lafayette And R					
On-Site Walkways								
Cast in Place Concrete	10%			2034	* *			
Pavers/Stone	90%	Now	\$2,500	2032	* *			
	-		Extent : Moderate try To Retail Space	+	ffected : 15%			
	Location	: Through						
	Explana	tion : These	e Are Actually Pre-	cast Con	crete Panels			
	<u>^</u>							

Under 600 Volts

Туре

System Component

 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.

(Years)

% of Fail Date Estimated Cost

Year Estimated Cost

FY

Cycle Estimated Cost

(Yrs)

Priority

Total

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

Asset # : 2056

Electrical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2049	* *	5	\$300	
	Location	: Electrical						
		on : One 4	000 Ampere Main					
Fused Disc Sw	40%			2029	\$88,900	5	\$600	
	Location	: Electrical						
	Explanati	on : Two 4	000 Ampere Main	Disconr	nect Switches			
Fused Disc Sw	20%			2029	\$44,400	5	\$300	
	Location	: Electrical						
	-	on : One 20	000 Ampere Main					
Fused Disc Sw		ervation, Ex : Electrical	tent : Light, Area Room	2029 Affected	\$44,400 ! : 100%	5	\$300	
	Explanati	on : One 1	200 Ampere Main	Disconn	nect Switch			
Switchgear / Switchboard								
Fused Disc Sw	50%			2039	* *	5	\$800	
Fused Disc Sw	30%			2029	\$170,600	5	\$500	
Molded Case Bkrs	20%			2049	* *	5	\$1,900	
Panelboards								
Fused Disc Sw	15%			2037	* *	5	\$1,200	
Molded Case Bkrs	85%			2037	* *	5	\$8,000	
Wiring								
Braided Cloth		2-4 4ged, Exter : Througho	\$206,100 tt : Moderate, Are ut	2054 ea Affecte	* * ed : 100%	1		
Thermoplastic	80%	-		2039	* *	1		
Motor Controllers	0070					-		
Locally Mounted	95%			2034	* *	5	\$2,300	
Variable Frequency Drive	5%			2042	* *	5	Ψ_,200	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$5,300	

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.

Asset # : 2056

		ASSet # : Z	000					
Electrical		Current Repair	Futu	e Replacement	Μ	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ighting								
Interior Lighting								
Fluorescent	50%		2034	* *	10	\$164,400		
	-	s And Fixtures, Extent : Light, 2 : Throughout	Area Af	<i>fected</i> : 100%				
Fluorescent	40%		2034	* *	10	\$131,500		
		ps And Fixtures, Extent : Ligh 1 : Throughout	t, Area A	ffected : 100%				
Fluorescent	5%	-	2034	* *	10	\$16,400		
1 10010000000		Fixtures, Extent : Light, Area		: 100%	10	\$10,100		
	-	: Throughout	55					
Incandescent	5%	-	2024	\$239,800	2	\$400		
Egress Lighting				. ,				
Emergency, Battery	25%		2034	* *	10	\$21,600		
Emergency, Battery	25%		2029	\$127,900	10	\$21,600		
Exit, LED	25%		2057	* *	1	-		
Exit, Service	25%		2034	* *	1			
Exterior Lighting								
HID	15%		2029	\$214,800	10	\$200		
Incandescent	5%		2024	\$60,800	2			
No Component	80%							
larm								
Security System								
No Component	70%							
Generic	30%		2034	* *	1	\$40,200		
Fire/Smoke Detection								
No Component	65%							
Under Construction	35%							
Mechanical		Current Repair	Futu	e Replacement	Μ	aintenance		
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit	
Component Type	Total	(Years)	FY		(Yrs)			
leating			1					
Energy Source								
Interruptible Gas/Dual	100%		2039	* *	1			
Fuel	10070		2039		1			
1 401								
Conversion Equipment								

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

Location : Basement Boiler Room

Explanation : 4 Units

	Explanation . 4 Onlis					
Distribution						
Steam Piping/Pump	100%	2029	\$1,570,600			
Terminal Devices						
Convector/Radiator	90%	2034	* *	1	\$104,200	
Fan Coil Unit/Heat	10%	2024	\$532,000	1	\$11,600	
~ ** *						

Air Conditioning

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

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

Asset # : 2056

Mechanical		Current Repair	Futu	re Replacement	М	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning			•					
Energy Source								
Electricity	100%		2037	* *	1			
Conversion Equipment								
Interior Pkg Unit -	60%		2023	\$7,968,800	2	\$13,200		
Cooling								
Interior Pkg Unit -	40%		2030	\$5,312,500	2	\$8,800		
Cooling								
Distribution	1000/		LIPP	* *	2	¢466.400		
Ductwork/Diffusers	100%		LIFE	* *	2	\$466,400		
Terminal Devices	200/		2024	* *	1			
Air Handler/Dir Expansion	20%		2034		1			
No Component	80%							
Heat Rejection	8070							
Dry Cooler	20%		2034	* *	2	\$49,900		
Water Cooling Tower	20% 50%		2034	\$674,000	2	\$180,400		
Water Cooling Tower	30%		2027	\$404,400	2	\$108,200		
Ventilation	5070		2030	\$101,100	2	\$100,200		
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		
lumbing								
H/C Water Piping								
Brass/Copper	100%		2039	* *	1			
Water Heater								
Gas Fired	100%		2022	\$216,600	2	\$5,200		
		tallation, Extent : Light, Area	a Affected	l : 100%				
	Location	: Basement						
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	4000/							
Generic	100%							
Vertical Transport								
Elevators	1000/		LIPP	* *				
Geared Traction	100% Other Ob	amation Extant Light Ana	LIFE					
	Locatior Floor, 1	ervation, Extent : Light, Arec : One Unit From Basement : Four Units From Lobby To 12 tion : 8 Units	To 23rd F		From Lo	obby To 22nd		

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.

Asset # : 2056

Mechanical	Current Rep	pair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Recent Installation, Exte	ent : Light, Area Affected	: 100%			
	Location : 24th Floor					

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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 111 CANA STATEN DGS0050. 8,000 03-Jul-20 	.000 / 13693	PARK Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1889 / 1992 : REAL PROPERTY : EXTERIOR LANDM	ARK
Block	: 523	Lot : 1	BIN	: 5013729	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec Interior Architect			\$557,700		\$145,900 \$120,600
Total			\$557,700		\$266,600
Importance Code Importance Code			\$557,700		\$145,900 \$120,600
Total			\$557,700		\$266,600
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec			*	* ***	
Interior Architect	ure	\$17,600	\$1,500	\$900	*^
Electrical Mechanical		\$15,000	\$200 \$1,100	\$200 \$1,100	\$200
Site Pavements		\$15,800 \$1,000	\$1,100	\$1,100	\$1,100
Elevators/Escalat	ors	\$3,900	\$3,900	\$3,900	\$3,900
Total		\$53,400	\$6,700	\$6,000	\$5,200
Importance Code	А	\$800	\$800	\$800	\$800
Importance Code	В	\$36,900	\$6,000	\$5,200	\$4,400



\$6,700

\$6,000

\$5,200

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

\$15,700

\$53,400

Importance Code C

Total

EDGEWATER VILLAGE HALL

Asset # : 13693

chitecture	Current Repair Future Replacement			e Replacement	ent Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	Jnt Mortar Location Loose Unit Location Spalling, E Location Vegetation	: Through ts, Extent : : Window Extent : Mo : Through	Severe, Area Affec Arch, Canal Streed derate, Area Affec out Extent : Moderate,	cted : 3% t Side ted : 5%		5	\$19,000	
		-	: Moderate, Area	Affected .	30%			
			out, Especially At					
Magonmy Provinciana	2%	. 111 Ough	ear, Especiary III	LIFE	* *	5	\$300	
Masonry: Brownstone Masonry: Fieldstone	2% 2%			LIFE	* *	5 5	\$300 \$300	
Masonry: Limestone	270 4%			LIFE	* *	5	\$600	
Windows	7/0			LIIL		5	\$000	
Wood	Location Broken/Mi. Location Dry Rot/De	: Through ssing Elem : At Windo	nt : Moderate, Area	Window M vre, Area A	Mounted Air Cona Affected : 30%	5 litioning	\$9,000 Units	2
Parapets Metal Cornice	Location	Rusting, E : Through						
	Location Punct/Tear Location Other Obso Location	: Painted :/Impact D : Through ervation, E : Canal St	xtent : Moderate, .	hroughou were, Are Area Affe	ut va Affected : 5% cted : 5%			
Roof			~					
Copper/Terne Skylight, Metal/Glass		etration, E : Over Sta	xtent : Moderate, 2 ir To Attic	2056 2028 Area Affeo	* * \$145,900 cted : 5%	10 10	\$4,300 \$2,900	
Slate	Water Pene	Now etration, E : Through	\$213,300 xtent : Light, Area	LIFE Affected	**			

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.

EDGEWATER VILLAGE HALL

Asset # : 13693

Architecture	Current Repair			Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Soffits	1000/	~ .	<i>Ф</i> (1) 0 0 0	0041	* *	-	* 1 2 00	
Wood	100%	2-4	\$64,000	2041		5	\$4,200	
	•	: Through	nt : Moderate, Arec out	i Ajjeciet	1 : 30%			
		-	Extent : Moderate,	Area Af	fected · 50%			
	-	: Through		111 Cu 11jj	cerea : 5070			
nterior		0						
Floors								
Ceramic Tile	10%			2031	* *	5	\$1,500	
Quarry Tile	5%			2033	* *	5	\$1,200	
Slate	3%			LIFE	* *	5	\$500	
Vinyl Tile	80%			2028	\$120,600	3	\$4,600	
Wood	2%			2043	* *	5	\$600	
Interior Walls	(00/			LIPP	* *	5	¢5 200	
Gypsum Board	60%	N	¢6,600	LIFE	* *	5	\$5,300	
Masonry: Brick		Now Miss/Fro	\$6,600 d, Extent : Severe, 1	LIFE				
			out Basement	area Ajje	cieu . 5070			
		0	xtent : Moderate, A	Area Affe	cted · 15%			
			at Throughout	n eu nyje	0104 . 1070			
Plaster	30%	2-4	\$8,100	LIFE	* *	5	\$1,300	
	Water Pen	etration, E	xtent : Light, Area	Affected	: 20%			
	Location	: At Winde	ows					
Ceilings								
AcousTileConcealSpLn		Now	\$2,200	2041	* *	5	\$2,900	
		-	ents, Extent : Ligh	t, Area A	ffected : 10%			
	Location	: Through	out					
Gypsum Board	70%			LIFE	* *	5	\$13,500	
ite Enclosure								
Fence/Gates	1000/			2040	* *			
Iron Picket	100%			2048	* *			
ite Pavements Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways	10070			2033				
Pavers/Stone	98%			2031	* *			
Pavers/Stone	2%	2-4	\$1,000	2031	* *			
			derate, Area Affect					

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

Under 600 Volts

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.

EDGEWATER VILLAGE HALL

Asset # : 13693

		A	sset # : 15	032				
Electrical	Current Repair Future Replacement Maintenanc				aintenance			
System Component Type	% of Total	Fail Date Es (Years)		Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts				8				
Service Equipment								
Fused Disc Sw	Location	: 1st Floor	nt : Light, Area eres Main Swit		**	5		
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	\$10,700	10	\$7.200	
Fluorescent		amation Exta	nt : Light, Area		\$19,700	10	\$7,200	
	Location	: Throughout ion : T-8 Lam	-	njjecieu	. 10070			
Incandescent	2%			2028	\$1,000	2		
	Location	ervation, Exter : 1st Floor Cli tion : Track Lig		Affected	: 100%			
Egress Lighting								
Emergency, Battery	50%			2028	\$6,200	10	\$1,000	
Exit, Battery	50%			2028	\$4,200	10	\$300	
Exterior Lighting								
Incandescent	Damaged .	Now Fixtures, Exter : Outside Peri	\$14,700 at : Moderate, A meter	2038 Area Affe	* * cted : 100%	2		
No Component	50%							
Alarm								
Security System No Component Generic	80% 20%			2033	* *	1	\$600	
Fire/Smoke Detection	2070			2033		1	\$000	
No Component	80%							
Generic, Analog	20%			2028	\$19,100	1-3	\$1,000	
	2070			2020	\$19,100	15	\$1,000	
Mechanical		Current Rep	air	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Es			Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)	umateu Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	1 1 101 11
				1				
Heating Energy Source Natural Gas	100%			2048	* *	1		

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.

EDGEWATER VILLAGE HALL

Asset # : 13693

Mechanical	Current Repair Fut			Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment								
Steam Boiler	100%			2041	* *	1	\$7,900	
			Extent : Light, Area	Affected	: 100%			
		: Basemen	-					
	Explana	tion : One l	Unit					
Distribution								
Steam Piping/Pump	100%			2048	* *			
Terminal Devices								
Convector/Radiator	100%			2033	* *	1	\$2,600	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Window/Wall Unit	75%			2021	\$13,500	1		
Window/Wall Unit		Now	\$900	2028	\$900	1		
			xtent : Moderate, .	4rea Affe	cted : 100%			
		: Waiting						
	Explana	tion : 2 Uni	its Not Working					
No Component	20%							
entilation								
Exhaust Fans								
Wall Unit	5%			2033	* *	2		
No Component	95%							
lumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
Water Heater								
Gas Fired	100%			2026	\$5,300	2	\$100	
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
			t Boiler Room					
	Explana	tion : 1 Uni	it Capacity 50 Gall	ons. Inst	alled 2011.			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2021	\$300	4	\$300	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	: 1 - 2						
	Explana	tion : 1 Uni	t					

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name		LSIOR BUILDING			
Address		ENTRE STREET 112 WH			
Borough	: MANH		Agency's Number	: 312-117	
Program / Asset #)11.000 / 2054	Yr Built/Renovated		
Area Sq Ft	: 59,000		Project Type	: REAL PROPERTY	
Date of Survey	: 22-Nov	-2017	Landmark Status	: NONE	
Areas Surveyed	: Basem	ent, Roof, Floors 1,2,5,8,9			
Block	: 197	Lot : 17	BIN	: 1002358	
CAPITAL			FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture		\$149,800		\$134,500
Interior Architect	ure		\$198,600		\$51,500
Electrical			\$531,700		\$173,300
Mechanical			\$150,300		\$862,400
Total			\$1,030,400		\$1,221,700
Importance Code	А		\$149,800		\$134,500
Importance Code	В		\$880,600		\$1,087,200
Total			\$1,030,400		\$1,221,700
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$30,500	\$10,800		\$30,800
Interior Architect	ure	\$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/Escalat	ors	\$26,600	\$26,600	\$26,600	\$26,600
Total		\$351,400	\$66,900	\$46,200	\$136,000
Importance Code	А	\$36,300	\$16,700	\$5,800	\$36,700
Importance Code	В	\$308,400	\$50,200	\$39,400	\$99,300
Importance Code	С	\$6,600		\$1,000	



\$66,900

\$46,200

\$136,000

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

\$351,400

Total

EXCELSIOR BUILDING

Asset # : 2054

rchitecture	Current Repair Future Replacement					M		
stem Component Type		l Date Esti ears)	mated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Copper/Terne	2%			2064	* *	10	\$5,200	
Masonry: Brick	78% N		\$83,500	LIFE	* *	5	\$86,100	
		-			ea Affected : 5%			
	Location : W							
	Jnt Mortar Mis Location : W		ent : Moaerai	e, Area A	Ijjeciea : 5%			
	Water Penetra		· Moderate	1raa Affa	ated · 20%			
	Location : Bo				cieu . 270			
Maganmy Drials	<u>3%</u> N			LIFE	* *	5	\$3,300	
Masonry: Brick	3% N Cracking/Crun		\$21,100 nt · Moderate			3	\$3,300	
	Location : Cl	0	<i>. moueruie</i>	, лгеи лј	<i>Jecieu</i> . 2070			
	Spalling, Exter		e. Area Affeci	ted · 2.5%	á			
	Location : Cl		e, 111 eu 1199 eet					
	Water Penetra	-	: Moderate, A	1rea Affe	cted : 25%			
	Location : Re							
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	50/ NI		\$2,000	LIFE	* *	5	¢1 700	
Cast Stone/Terra Cotta	5% N Jnt Mortar Mis		\$3,000 ant : Modarau	LIFE		5	\$1,700	
	Location : Ce			e, Areu A	<i>IJecieu</i> . 1570			
Coppor/Torno	10%	pung in i ei	inouse nooj	2064	* *	5	\$2 200	
Copper/Terne Masonry: Brick	10% 33%			2064 LIFE	* *	5 5	\$2,200 \$1,500	
Masonry: Brick		ow	\$27,500	LIFE	* *	5	\$2,200	
Wasoni y. Drick	Spalling, Exter				, a	5	\$2,200	
	Location : In		e, 111 eu 1199 eet					
	Other Observa	tion, Extent	: Moderate, A	Area Affe	cted : 50%			
	Location : In			00				
	Explanation	: Cement Pa	rge Coat Ove	er Brick I	s Failing			
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	
Roof								
Modified Bitumen	98%			2034	* *	10	\$13,500	
	Vegetation Gro			Area Affe	ected : 15%			
	Location : Re	oof Over 9th	Floor					
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. 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.
EXCELSIOR BUILDING

Asset # : 2054

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nterior								
Floors								
Carpet		Now Discoloring,	\$238,500 Extent : Moderate	2031 e, Area A	* * ffected : 50%	3	\$26,500	
	-	-	out 2nd To 6th Flo	-	•			
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 50%			
	Location	: Through	out 2nd To 6th Flo	ors				
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	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 65%			
	Location	: Through	out 7th, 8th And 9t	h Floors				
Vinyl Tile 9" X 9"	5%			2029	\$51,500	3	\$1,700	
5	Other Obs	ervation, E	xtent : Light, Area	Affected				
	Location	: 9th Floo	r					
	Explana	tion : Custo	odial Offices					
Interior Walls								
Ceramic Tile	3%			2038	* *	5	\$2,000	
Gypsum Board	20%			LIFE	* *	5	\$7,800	
Metal Panel	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	60%		\$6,600	LIFE	* *	5	\$11,700	
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
	Location	: 9th Floo	r					
	Water Per	etration, E	xtent : Moderate, 2	Area Affe	cted : 2%			
	Location	: 9th Floo	r					
Ceilings								
AcousTileSusp.Lay-In	60%			2034	* *	5	\$53,000	
Exposed Concrete	10%			LIFE	* *	5	\$1,400	
Plaster	30%			LIFE	* *	5	\$16,600	
ite Pavements								
Public Sidewalk								
Cast in Place Concrete		Now	\$5,000	2034	* *			
		0	ents, Extent : Mod c On White Street	erate, Ar	ea Affected : 10%			
	-	-	Extent : Moderate On White Street	, Area A	ffected : 10%			
On-Site Walkways								
Masonry: Granite	5%			LIFE	* *			
Wood	95%			2024		1-3		
Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	

Electrical	Curre	nt Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
11 1 (00 17 1)							

Under 600 Volts

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

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

EXCELSIOR BUILDING

Asset # : 2054

Electrical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$300	
		servation, Extent : Light, Area	Affected	! : 100%			
		n : Electrical Room					
	Explana	tion : One 2500 Ampere Main	Disconr	nect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2049	* *	5	\$1,600	
Raceway							
Conduit	70%		2029	\$64,500	1		
Conduit	30%		2049	* *	1		
Panelboards	-0/			* 1 = 00	-	\$100	
Fused Disc Sw	5%		2028	\$4,700 * *	5	\$100 \$500	
Molded Case Bkrs	30%		2045		5	\$500	
Molded Case Bkrs	65%		2028	\$61,700	5	\$1,000	
Wiring	1000/	• • • • • • • • • • • • • • • • • • •	2054	* *			
Braided Cloth	100%	. ,	2054		1		
		Aged, Extent : Moderate, Are	ea Affecte	ed : 100%			
	Location	1 : Throughout The Building					
Motor Controllers	000/		0005	* 2 5 0 0 0	-	*2 00	
Locally Mounted	80%		2027	\$25,000 * *	5	\$300	
Locally Mounted	20%		2042	* *	5	\$100	
Ground							
Grounding Devices	1000/		LIPP	* *	5	¢000	
Generic	100%		LIFE	4. 4.	5	\$900	
Lighting							
Interior Lighting	200/		2024	* *	10	\$16 200	
Fluorescent	30%	s And Fixtures, Extent : Light,	2034		10	\$16,200	
	-	s And Fixidres, Extent . Light, 1 : Basement, 2nd To 3rd Floo		<i>Teclea</i> . 10076			
				* *			
Fluorescent	70%		2034		10	\$37,900	
		ps And Fixtures, Extent : Ligh	t, Area A	ffected : 100%			
	Location	1 : Upper Floors					
Egress Lighting	= ^ ^ /		2624	-11-	10		
Emergency, Battery	50%		2034	* *	10	\$7,100	
Exit, Service	50%		2034	* *	1		
Exterior Lighting	• • • • •		• • • • •	• • - • • • •			
HID	20%		2029	\$47,100	10		
No Component	80%						
Alarm							
Security System	500 /						
No Component	50%		2024	#04 400		¢11.000	
Generic	50%		2024	\$94,400	1	\$11,000	
Fire/Smoke Detection	<pre>coc/</pre>						
No Component	60%		2024	0.5 0 (00)	1.2	¢17.000	
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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

EXCELSIOR BUILDING

Asset # : 2054

Machanical		Cument					laintanana		
Mechanical		Current I	-	Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Heating									
Energy Source									
Natural Gas	100%			2039	* *	1			
Conversion Equipment									
Steam Boiler	100%	_		2034	* *	1	\$58,400		
			Extent : Light, Area	Affectea	l : 100%				
		: Basemer							
	Explana	tion : 3 Un	its						
Distribution	100%			2029	\$259 500				
Steam Piping/Pump Terminal Devices	100%			2029	\$258,500				
	100%			2027	\$212,000	1	\$10,100		
Convector/Radiator	100%			2027	\$313,000	1	\$19,100		
Air Conditioning Energy Source									
Electricity	100%			2037	* *	1			
Conversion Equipment	10070			2037		1			
Exterior Pkg Unit -	10%	Now	\$23,700	2029	\$47,300	2	\$300		
Cooling	1070	1000	\$25,700	2027	φ+7,500	2	\$500		
cooning	Broken. E.	xtent : Seve	ere, Area Affected :	10%					
			ving 2nd Floor, 1		ken				
Window/Wall Unit	60%	,	0	2024	\$73,100	1			
No Component	30%			2024	\$75,100	1			
Distribution	5070								
Ductwork/Diffusers	10%			LIFE	* *	2	\$7,700		
No Component	90%			LII L		-	\$7,700		
Ventilation	,,,,								
Distribution									
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,600		
No Component	80%								
Exhaust Fans									
Interior	20%			2024	\$41,600	2	\$400		
No Component	80%				·				
Plumbing									
H/C Water Piping									
Brass/Copper	100%		\$8,700	2039	* *	1			
			loderate, Area Affe	cted : 5%	6				
	Location	a : Water M	lain, Basement						
Water Heater									
Gas Fired	100%			2024	\$35,700	2	\$900		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
			loderate, Area Affe	cted : 10	9%				
	Location	: Basemer	<i>it</i>						
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)				0 0 0 0 1	A ~ ~ ~ ~		** ****		
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. Estimates are rounded to the nearest hundred dollars.

EXCELSIOR BUILDING

Asset # : 2054

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected :	100%			
	Location : One Unit From Basement	o 9th Floo	or, Two Units Fre	om 1st Te	o 8th Floor	
	Explanation : 3 Units					
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. 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	: HARLEM COURTHOUSE COMMUN	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	1,2,3,4						
Block	: 1769 Lot : 45	BIN	: 1054382					

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$3,537,400	\$574,400
Importance Code A	\$2,827,700	\$232,700
Importance Code B	\$425,600	\$269,000
Importance Code C	\$284,000	\$72,700
Total	\$3,537,400	\$574,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$198,600	\$8,700	\$16,200	\$18,100
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
Total	\$198,600	\$8,700	\$16,200	\$18,100



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

Asset # : 4167

chitecture		nt Repair	Future Re	eplacement	М	aintenance	
atem Component Type	% of Fail Da Total (Years	te Estimated Cost s)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior							
Exterior Walls Cast Stone/Terra Cotta	15% 2-4	¢1 472 000	LIEE	* *	5	¢122.000	
Cast Stone/Terra Cotta		\$1,473,900 rod, Extent : Modera	LIFE to Area Affai		5	\$123,000	
	Location : Throu		ie, Areu Ajjet	.ieu . 5070			
Masonry: Brick	50% Now	\$553,600	LIFE	* *	5	\$52,500	
Masoniy. Drick		rod, Extent : Modera			5	\$52,500	
	Location : North		ie, 11 eu 11jjee				
		, Extent : Moderate, A	Area Affected	1 : 20%			
		Facade And Founda					
Masonry: Brick	15% Now	\$109,300	LIFE	* *	5	\$15,700	
y =		rod, Extent : Severe,		d : 100%	-	<i> </i>	
	Location : Chimi	ney					
	Spalling, Extent : 3	Severe, Area Affected	: 25%				
	Location : Chimi	ıey					
	Worn/Eroded, Exte	ent : Severe, Area Aff	ected : 25%				
	Location : Chimi	ney					
Masonry: Brownstone	10% Now	\$228,900	LIFE	* *	5	\$7,900	
		rod, Extent : Modera	te, Area Affeo	cted : 25%			
	Location : North						
		ng, Extent : Severe, A	rea Affected	: 20%			
	Location : North			0.00/			
		, Extent : Severe, Are Facade And Tower (
				* *	~	¢7.000	
Masonry: Granite	10% Now	\$291,200 rod, Extent : Modera	LIFE		5	\$7,900	
	Location : North		ie, Areu Ajjet	.ieu . 5070			
		, Extent : Moderate, A	Area Affected	1 · 15%			
	Location : Lobby		n eu nyjeereu	. 10/0			
Windows							
Wood	50% Now	\$35,900	2038	* *	5	\$20,700	1
	Deteriorated Finis	h, Extent : Moderate,	Area Affecte	ed : 25%		-	
	Location : Throu	0					
		tent : Severe, Area A	-	ó			
	Location : Audite	orium At Arch Windo	WS				
Wood	50%		2046	* *	5	\$41,500	
Parapets							
Copper/Terne	10%		2050	* *	5	\$500	
Masonry: Brownstone	90%		LIFE	* *	5-10	\$12,800	

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

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

Asset # : 4167

Architecture	C	urrent Repa	ir	Futur	e Replacement	М	aintenance	
System Component Type		il Date Esti Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	65% N Broken/Missi Location : 1 Gut/DS Non 1 Location : H	ng Elements, Throughout Func/Miss, E			* * ea Affected : 10% fected : 25%			
Modified Bitumen	30%			2035	* *	10	\$9,500	
Modified Bitumen	Ponding, Exte Location : H Other Observ Location : H	Misposn, Exte Roof Adjacen ent : Severe, . Roof Adjacen ation, Extent	t To Bulkhead Area Affected t To Bulkhead t : Severe, Are t To Bulkhead	And Ove : 75% And Ove a Affecte	er Main Entrance er Main Entrance			1
nterior								
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	Location : C	ng Elements, Dld Caretake	rs Apartment		* * Affected : 25%	5	\$5,400	
	Worn/Eroded Location : C		vere, Area Affe rs Apartment	ected : 5()%			
Interior Walls						_		
Ceramic Tile	5%			2039	* *	5	\$6,100	
Gypsum Board	15%	_		LIFE	* *	5-10	\$30,900	
Masonry: Brick	10% N Jnt Mortar M Location : E Spalling, Exte Location : E	iss/Erod, Ext Basement ent : Moderat			** Affected : 25%			
Plaster	Location : C Cracking/Cru	ng Elements, Dld Caretake mbling, Exte	rs Apartment .	And Maii rea Affec	eted : 25%	5	\$7,300	
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. Estimates are rounded to the nearest hundred dollars.

Asset # : 4167

				107				
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priority
nterior								
Ceilings								
AcousTileSusp.Lay-In	25%			2043	* *	5	\$9,600	
Gypsum Board	10%			LIFE	* *	5-10	\$13,200	
Plaster	-	Now	\$72,600	LIFE	* *	5	\$6,000	
	-	-	Extent : Severe, A	rea Affec	cted : 50%			
			etakers Apartment					
			: Severe, Area Affe	ected : 5	0%			
	Location	: Old Care	etakers Apartment					
Plaster	15%			LIFE	* *	5-10	\$9,900	
Plaster	25%			LIFE	* *	5-10	\$16,500	
Site Enclosure								
Fence/Gates								
Chain Link	50%			2050	* *			
Iron Picket	50%			2050	* *			
Free Standing Walls								
Masonry: Brick		Now	\$35,500	2056	* *			
	•		Extent : Severe, Ar					
	Location	: South We	all Along Back Of I	Building	Is Severely Leanin	g		
Site Pavements								
Public Sidewalk	1000/	~ .	¢1 5 100	0045	* *			
Cast in Place Concrete	100%		\$17,100	2047				
	-	-	Extent : Moderate	-	ijectea : 50%			
0 C' W II	Location	: Slaewalk	ts At Main Entrance	e				
On-Site Walkways	1000/	2.4	¢22.500	2047	* *			
Cast in Place Concrete	100%		\$32,500	2047				
	-	-	Extent : Moderate Courtyards Have C	-				
	Location	: Interior	<i>Courtvaras Have</i> C	гаскіпд	Pavements			
Parking/Driveway								
Parking/Driveway Asphalt	100%			2033	* *			
Asphalt				2033	* *	м	aintonanco	
Asphalt Electrical	100%	Current F	Repair	2033 Futur	* * re Replacement		aintenance	
Asphalt Electrical System	100%	Current F Fail Date		2033 Futur Year	* *	Cycle	aintenance Estimated Cost	Priority
Asphalt Electrical System Component	100%	Current F	Repair	2033 Futur	* * re Replacement			Priorit
Asphalt Electrical System Component Type	100%	Current F Fail Date	Repair	2033 Futur Year	* * re Replacement	Cycle		Priorit
Asphalt Electrical System Component Type Jnder 600 Volts	100%	Current F Fail Date	Repair	2033 Futur Year	* * re Replacement	Cycle		Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment	100% % of Total	Current F Fail Date (Years)	Repair	2033 Futur Year FY	* * re Replacement	Cycle (Yrs)	Estimated Cost	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts	100% % of Total	Current F Fail Date (Years)	Repair Estimated Cost	2033 Futur Year FY 2040	* * re Replacement Estimated Cost * *	Cycle		Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment	100% % of Total 100% Other Obs	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040	* * re Replacement Estimated Cost * *	Cycle (Yrs)	Estimated Cost	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment	100% % of Total 100% Other Obs Location	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe	* * e Replacement Estimated Cost * * ected : 100%	Cycle (Yrs)	Estimated Cost	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw	100% % of Total 100% Other Obs Location	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe	* * e Replacement Estimated Cost * * ected : 100%	Cycle (Yrs)	Estimated Cost	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard	100% % of Total 100% Other Obs Location Explanat	Current F Fail Date (Years) ervation, E a : Basemen tion : Main	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe	* * e Replacement Estimated Cost * * ected : 100%	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw	100% % of Total 100% Other Obs Location	Current F Fail Date (Years) ervation, E a : Basemen tion : Main	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe	* * re Replacement Estimated Cost * * ected : 100% 00 Amperes	Cycle (Yrs)	Estimated Cost	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% % of Total 100% Other Obs Location Explanat 100%	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe ted At 80 2040	* * re Replacement Estimated Cost * * ected : 100% 00 Amperes	Cycle (Yrs) 5	Estimated Cost \$100	Priority
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway Conduit	100% % of Total 100% Other Obs Location Explanat	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe	* * e Replacement Estimated Cost * * ected : 100% 00 Amperes * *	Cycle (Yrs) 5	Estimated Cost \$100	Priorit
Asphalt Electrical System Component Type Jnder 600 Volts Service Equipment Fused Disc Sw Switchgear / Switchboard Fused Disc Sw Raceway	100% % of Total 100% Other Obs Location Explanat 100%	Current F Fail Date (Years)	Repair Estimated Cost Extent : Moderate, A	2033 Futur Year FY 2040 Area Affe ted At 80 2040	* * e Replacement Estimated Cost * * ected : 100% 00 Amperes * *	Cycle (Yrs) 5	Estimated Cost \$100	Priorit

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

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

Asset # : 4167

Electrical	Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	60%	2035	* *	5	\$100	
Locally Mounted	40%	2028	\$25,800	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$800	
	Other Observation, Extent : Moderat	te, Area Affe	ected : 100%			
	Location : Basement					
	Explanation : Connected To Metal	Water Pipe.				
Lighting						
Interior Lighting	1.50/	0005	ate ate	10	\$2.5 00	
Fluorescent	15%	2035	* *	10	\$3,500	
	T-8 Lamps And Fixtures, Extent : Lig	ght, Area Afj	fected : 100%			
	Location : Throughout					
Fluorescent	5%	2030	\$24,300	10	\$1,200	
	Compact Fluorescent Light, Extent : Location : Hallways	Moderate, 1	Area Affected : 100)%		
LED	80%	2035	* *			
Egress Lighting						
Emergency, Battery	50%	2030	\$19,900	10	\$3,100	
Exit, LED	50%	2045	* *	1		
Exterior Lighting						
HID	20%	2030	\$22,300	10		
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Outside Perimeter					
	Explanation : Operated Via Timer					
No Component	80%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2030	\$26,800	1	\$2,900	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Hallways And Outside					
	Explanation : Surveillance Camera	s				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2030	\$91,900	1-3	\$4,900	
	Other Observation, Extent : Light, A		: 100%			
	Location : Throughout The Building	-				
	Explanation : Smoke Detector, Man	nual Pull Ste	ations, Horns, Alar	m Bells .	And Strobe Lights	
Mechanical	Current Repair	Futur	e Replacement	M	laintenance	

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

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.

Asset # : 4167

Mechanical		Cument	ASSEL # : 4		a Donlogeneet		aintonona	
		Current I			e Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating								
Energy Source								
Fuel Oil No 2	40%			2040	* *	5	\$3,200	
Natural Gas	60%			2040	* *	1		
Conversion Equipment	600/	•			ata ata			
Steam Boiler	Location	y Efficient, 1 : Basemen		-	-	1	\$13,700	
	Location	n : Basemen						
	Recomm	ended For	its. Outdated Heati Gas Fired Modula			System U		
Steam Boiler	40%		\$14,300	2035	**	1	\$9,200	
	Location	n : Basemen		-	-			
		servation, E 1 : Basemen	<i>Extent : Severe, Are</i> at	a Affecte	ed : 40%			
		tion : 1 Un ended For	it. Outdated Heatin Oil Fired	g System	n In The Building, S	System U	pgrade Is	
Distribution	1000/		*••••	2040	ata ata		¢1.000	
Central Plant Steam Piping/Pmp	100%		\$93,700	2040	* *	4	\$1,300	
	Location	i : Through						
	Explana	tion : Outd	ated Heating System	n In The	Building, System U	Upgrade	Is Recommended.	
Terminal Devices	0.50/	2.4	¢14.100	2025	* *	1	¢7.100	
Convector/Radiator	95% Other Ob		\$14,100 Extent : Severe, Are	2035		1	\$7,100	
			3rd Floor Court R	00	<i>a</i> : 50%			
			Of Heating Device		And 3rd Floor And	d Court k	Rooms	
Unit Heater - Steam	<u> </u>		Of Heating Device	2025	\$4,900	4	\$200	
ir Conditioning	370			2023	\$4,900	4	\$200	
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	5%			2028	\$51,800	2	\$100	
Window/Wall Unit	70%			2023	\$40,400	1		
No Component	25%							
Terminal Devices								
Fan Coil - 2 Pipe	5%			2030	\$19,800	1	\$400	
No Component	95%							
Heat Rejection								
Dry Cooler	5%			2030	\$5,600	2	\$900	
No Component	95%							
lumbing								
H/C Water Piping	100%			2040	* *	1		
Brass/Copper	100%			2040	- •	1		

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.

Asset # : 4167

Mechanical	Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2025	\$16,900	2	\$400	
	Other Observation, Extent : Light, A Location : Boiler Room Explanation : 81 Gallon Unit	rea Affected	: 100%			
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	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location : Basement To 4th Floor					
	Explanation : One Unit					

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.

\$14,021,000

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Total

Asset Name	: HEALTH BU	JILDIN	Ĵ			
Address	: 125 WORTH	STREE	T @	CENTRE ST	•	
Borough	: MANHATTA	N			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, Su	b Basen	ıent,	Roof, Floors	1,3,5,6,8,10	
Block	: 168	Lot	:	32	BIN	: 1001831

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

\$3,138,600

				4)-)
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$2,383,900	\$292,300	\$257,900	\$307,400
Importance Code A	\$12,300		\$900	
Importance Code B	\$2,371,600	\$292,300	\$257,000	\$307,400
Importance Code C				
Total	\$2,383,900	\$292,300	\$257,900	\$307,400



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.

HEALTH BUILDING

Asset # : 2050

rchitecture		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls	10/							
Bronze/Brass	1%		¢126.000	LIFE	* *	F	¢21 200	
Masonry: Brick	10% Misaliana		\$136,000 Extent : Moderate,	LIFE		5	\$21,300	
	-		Courtyard At 3rd F			Througho	ut	
Masonry: Granite	69%		\$367,800	LIFE	* *	5	\$110,200	
in about fr craine			, Extent : Light, Ar		ed : 20%	U	¢110,200	
	Location	i : Through	out					
Masonry: Granite	20%			LIFE	* *	5	\$31,900	
Windows								
Aluminum	201	Now	\$1,092,900	2043	**	5	\$123,300	
			ct, Extent : Moderd	ite, Area	Affected : 20%			
		a : Through	out Extent : Light, Area	Affaatad	. 100/			
			extent : Light, Area evel Windows	Ајјестей	. 10%			
			ective Metal Grilles					
Bronze/Brass	3%			2035	* *	5	\$48,700	
Metal Louvers	2%			2036	* *	10	\$32,400	
Parapets								
Masonry: Brick	-	Now	\$70,400	LIFE	* *	5	\$5,800	
			d, Extent : Modera	e, Area A	Affected : 25%			
		: Interior		1 250	2/			
		aea, Extent 1 : Interior	t : Light, Area Affec Face	etea : 25%	//0			
			Extent : Moderate, 2	Area Affe	ected · 35%			
			Parapet Face	n eu nyje				
			inting Failure					
Masonry: Granite	60%	-	-	LIFE	* *	5	\$17,400	
Masonry: Granite	15%			LIFE	* *	5	\$4,400	
Roof								
Copper/Terne	5%			2055	* *	10	\$12,200	
Modified Bitumen		Now	\$39,200	2027	\$392,400			
		esent, Exte 1 : Courtya	nt : Moderate, Area rd Area	i Affected	d : 20%			
		-	ru Areu nings, Extent : Mod	orato Ar	an Affected · 25%			
			angs, Extent : Moa Courtyard Area	eruie, Ar	ей Ајјескей . 2570			
Modified Bitumen	-	Now	\$91,100	2032	* *			
Mounica Ditumen			<i>Sy</i> 1,100 <i>Extent : Moderate, 2</i>					
			est Corner, Upper					
Skylight, Metal/Glass	2%		~ ~	2027	\$305,200	10	\$6,500	
terior	2%			2027	\$305,200	10	\$6,500	

Interior

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

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

HEALTH BUILDING

Asset # : 2050

rchitecture		Current F	ASSEL π . Z		e Replacement	м	aintenance	
			-					
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
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	
			Extent : Moderate Ninth Floor	, Area A	ffected : 25%			
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	
Interior Walls								
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	
Ceilings								
AcousTile,Adhered	10%			2032	* *	5	\$62,200	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$217,600	
AcousTileSusp.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	
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$1,800	
			xtent : Light, Area	Affected	: 100%			
	Location	ı : Electrica	ıl Room					
	Explana	tion : 2- Ma	ain Service Discon	iect Swit	ches Rated At 400) Ampere	es Each.	
Transformers								
Dry Type	100%			2044	* *	5	\$1,500	
			xtent : Light, Area	Affected	: 100%			
		ı : Electrica						
	Explana	tion : 2-15	00 Kilovolt-ampere	e, 480/20	8/120volts			
a '. 1 /a '. 11 1								
Switchgear / Switchboard Molded Case Bkrs	100%			2053	* *	5	\$10,900	

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.

HEALTH BUILDING

Asset # : 2050

Electrical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Under 600 Volts						
Raceway						
Conduit	90%	2053	* *	1		
Conduit	10%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2049	* *	5	\$500	
Molded Case Bkrs	95%	2049	* *	5	\$10,400	
Wiring						
Thermoplastic	90%	2053	* *	1		
Thermoplastic	10%	2037	* *	1		
Motor Controllers	200/	2025	¢ < २ ००	-	 	
Locally Mounted	20%	2025	\$6,200 * *	5	\$600	
Variable Frequency	80%	2044	* *			
Drive						
Ground Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$6,100	
Stand-by Power	10070			5	\$0,100	
Transfer Switches						
Automatic	100%	2044	* *	1	\$127,800	
Generators					+,	
Diesel	100%	2040	* *	1	\$160,900	
	Other Observation, Extent : Lig		%		*)	
	Location : Roof					
	Explanation : 2- 1500 Kilowa	tt Emergency Generato	rs			
Batteries						
Lead/Acid	100%	2022	\$1,600	5	\$15,400	
Fuel Storage						
Day Tank	50%	2049	* *	5	\$38,500	
	Other Observation, Extent : Lig	ght, Area Affected : 100	%			
	Location : Roof					
	Explanation : No Available N	1 8 1	-			
Main Tank	50%	2062	* *	5	\$6,100	
	Other Observation, Extent : Lig	ght, Area Affected : 100	%			
	Location : Basement					
	Explanation : 14,000 Gallons	Rated Capacity				
Lighting						
Interior Lighting	10%	2035	* *	10	\$38,100	
Fluorescent	Compact Fluorescent Light, Ex			10	\$38,100	
	Location : Hallways	ieni : Ligni, Area Ajjeci	ea : 100%			
Fluorescent	85%	2035	* *	10	\$323,900	
	T-8 Lamps And Fixtures, Exten Location : Throughout The Ba		: 100%			
Fluorescent	5%	2035	* *	10	\$19,100	
Tuorescent	T-5 Lamps And Fixtures, Exten			10	φ1 9 ,100	

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

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

HEALTH BUILDING

Asset # : 2050

			5501#.20					
Electrical		Current Repa	ir	Futur	e Replacement		laintenance	
ystem Component Type	% of 1 Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priorit
ighting								
Egress Lighting								
Emergency, Service	50%			2035	* >	1		
Exit, LED	50%			2062	* *	<u> </u>		
larm Security System								
No Component	70%							
Generic	30%			2035	* *	• 1	\$46,500	
		rvation, Exten	t : Light, Area A		: 100%	1	\$ 10,200	
			d Other Public S					
	Explanati	on : CCTV Sur	veillance Came	ras				
Fire/Smoke Detection								
Generic, Digital	100%			2035	* >	• 1-3	\$256,000	
			t : Light, Area A	lffected	: 100%			
		Throughout 1	-		C I D · · ·	4 116		
	Explanati	on : Strobe Lig	ghts, Alarm Bell	s,Horns	s, Smoke Detecto	rs And Ma	nual Pull Stations	
Mechanical		Current Repa	ir	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cos	t Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source								
Utility Steam	100%			2037	* *	• 1		
	Other Obse		t : Light, Area A	јјестеа	: 100%			
	Location	Dagon out Sto	ama Dooma					
		Basement Ste						
Conversion Equipment			am Room om Con Edison					
Conversion Equipment Pres. Reducing	Explanati				* *	÷ 5	\$24,700	
Conversion Equipment Pres. Reducing Valve/LP Steam				2036		s 5	\$24,700	
Pres. Reducing	Explanati					s 5	\$24,700	
Pres. Reducing Valve/LP Steam	Explanati						\$24,700 \$20,500	
Pres. Reducing Valve/LP Steam Distribution	<i>Explanati</i> 100% 100%	on : Steam Fro	om Con Edison	2036	\$6,966,100			
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Explanati 100% 100% On Extende	on : Steam Fro		2036	\$6,966,100			
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Explanati 100% 100% On Extende Location	on : Steam Fro d Life, Extent Throughout	om Con Edison	2036 2027 a Affect	* ; \$6,966,100 ted : 100%			
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam	Explanati 100% 100% On Extende Location Recent Inst.	on : Steam Fro d Life, Extent : Throughout allation, Exten	om Con Edison	2036 2027 a Affect	* ; \$6,966,100 ted : 100%			
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst.	on : Steam Fro d Life, Extent Throughout	om Con Edison	2036 2027 a Affect	* ; \$6,966,100 ted : 100%			
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst Location	on : Steam Fro d Life, Extent : Throughout allation, Exten	om Con Edison	2036 2027 a Affect	* * \$6,966,100 ted : 100% : 100%) 4	\$20,500	
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst Location 100%	on : Steam Fro d Life, Extent Throughout allation, Exten Throughout	om Con Edison : Moderate, Are t : Light, Area A	2036 2027 a Affect 1ffected 2025	* * \$6,966,100 ted : 100% : 100% \$2,203,500) 4		
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst Location 100% On Extende	on : Steam Fro d Life, Extent Throughout allation, Extent Throughout d Life, Extent	om Con Edison	2036 2027 a Affect 1ffected 2025	* * \$6,966,100 ted : 100% : 100% \$2,203,500) 4	\$20,500	
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst Location 100% On Extende Location Recent Inst	on : Steam Fro d Life, Extent Throughout allation, Exten Throughout d Life, Extent Throughout allation, Exten	om Con Edison : Moderate, Are t : Light, Area A : Moderate, Are t : Light, Area A	2036 2027 a Affect Affected 2025 a Affect Affected	* , \$6,966,100 ted : 100% : 100% \$2,203,500 ted : 100%) 4	\$20,500	
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator	Explanati 100% 100% On Extende Location Recent Inst Location 100% On Extende Location Recent Inst	on : Steam Fro d Life, Extent Throughout allation, Exten Throughout d Life, Extent Throughout allation, Exten	om Con Edison : Moderate, Are t : Light, Area A : Moderate, Are t : Light, Area A	2036 2027 a Affect Affected 2025 a Affect Affected	* , \$6,966,100 ted : 100% : 100% \$2,203,500 ted : 100% : 100%) 4	\$20,500	
Pres. Reducing Valve/LP Steam Distribution Central Plant Steam Piping/Pmp	Explanati 100% 100% On Extende Location Recent Inst Location 100% On Extende Location Recent Inst	on : Steam Fro d Life, Extent Throughout allation, Exten Throughout d Life, Extent Throughout allation, Exten	om Con Edison : Moderate, Are t : Light, Area A : Moderate, Are t : Light, Area A	2036 2027 a Affect Affected 2025 a Affect Affected	* , \$6,966,100 ted : 100% : 100% \$2,203,500 ted : 100% : 100%) 4	\$20,500	

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.

HEALTH BUILDING

Asset # : 2050

		ASSel # . 2050							
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	5%)	2031	* *	2	\$1,300			
Cooling		efrigerant, Extent : Light, Are n : 5th Floor	ea Affected	d : 100%					
		stallation, Extent : Light, Are n : 5th Floor	a Affected	: 100%					
Reciprocating Compr/Chiller	5%		2032	* *	1	\$9,600			
Split Unit	15%		2032	* *					
Window/Wall Unit	75%)	2022	\$643,300	1				
Terminal Devices Fan Coil - 2 Pipe	20%)	2032	* *	1	\$26,800			
No Component	80%)							
Ventilation									
Distribution									
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$46,300			
No Component	80%)							
Exhaust Fans									
Roof	10%		2027	\$68,300	2	\$1,300			
No Component	90%								
	Location	servation, Extent : Light, Area n : Throughout	a Affected	: 0%					
	Explana	tion : Natural Ventilation							
Plumbing									
H/C Water Piping									
Brass/Copper	10%		2037	* *	1				
Galvanized Steel	90%		2025	\$1,625,400	1				
		ded Life, Extent : Moderate, A n : Throughout	Area Affec	ted : 100%					
HW Heat Exchanger HTHW/HW	100%)	2037	* *					
Sanitary Piping Cast Iron	100%)	LIFE	* *	1				
		ded Life, Extent : Moderate, A n : Throughout	Area Affec	ted : 100%					
Storm Drain Piping									
Cast Iron	100%)	LIFE	* *	1				
		ded Life, Extent : Moderate, A n : Throughout	Area Affec	ted : 100%					
Sump Pump(s) Non-Submersible	100%)	2027	\$62,800	4	\$8,800			
Sewage Ejector(s) Electric	100%		2027	\$119 500	Δ	\$16 500			
	100%)	2027	\$118,500	4	\$16,500			
Backflow Preventer Generic	100%)	2027	\$104,600	1	\$25,400			

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.

HEALTH BUILDING

Asset # : 2050

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

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name		ENUE SHOPS				
Address		F AVENUE @WILLIAMS				
Borough	: BROOKL		Agency's Number			
Program / Asset #	: DGS0025.	.000 / 2037	Yr Built/Renovated			
Area Sq Ft	: 85,438		Project Type	: REAL PROPERTY		
Date of Survey	: 23-Jun-20	17	Landmark Status	: NONE		
Areas Surveyed	: Basement	, Roof, Floors 1,2				
Block	: 2467	Lot : 1	BIN	: 3063635		
CAPITAL			FY 2021 - 2024		FY 2025 - 2030	
Exterior Architect	ture		\$440,000			
Interior Architect	ure		\$273,100		\$279,500	
Electrical			\$139,300		\$512,300	
Mechanical			\$161,600		\$1,223,200	
Site Enclosure			\$81,000			
Site Pavements			\$309,400			
Total			\$1,404,400		\$2,015,000	
Importance Code	А		\$440,000			
Importance Code			\$574,000		\$2,015,000	
Importance Code	С		\$390,400			
Total			\$1,404,400		\$2,015,000	
EXPENSE		FY 2021	FY 2022	FY 2023	FY 2024	
Exterior Architect	ture	\$38,200			\$6,200	
Interior Architect	ure	\$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/Escalate	ors	\$3,900	\$3,900	\$3,900	\$3,900	
Total		\$102,300	\$25,800	\$83,600	\$35,900	
Importance Code	А	\$49,200	\$8,500	\$9,600	\$14,600	
Importance Code	В	\$44,300	\$17,300	\$74,000	\$21,200	
Importance Code	С	\$8,900				
Total		\$102,300	\$25,800	\$83,600	\$35,900	



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.

KENT AVENUE SHOPS

Asset # : 2037

rchitecture	Current Repair		Future Replacement		Maintenance			
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$5,000	LIFE	* *	5	\$21,100	
	-	•	ent, Extent : Light, . de Of Building	Area Affe	ected : 1%			
Masonry: Brick	75%			LIFE	* *	5	\$31,700	
Masonry: Granite	2%			LIFE	* *	5	\$600	
-	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		: Front En						
	Explanat	ion : Loca	ted On Kent Avenu	е				
Masonry: Limestone	3%			LIFE	* *	5	\$1,000	
Metal Coiling Doors	10%	2-4	\$25,400	2033	* *	5	\$6,600	
Wetter Connig Doord			amage, Extent : Lig		Affected · 10%	5	\$0,000	
		-	Door At Machine S	-	<i>hjjeeleu</i> . 1070			
Windows				- P				
Aluminum	100%			2044	* *	5	\$12,300	
Parapets						-	+,- • •	
Masonry: Brick	80%			LIFE	* *	5	\$11,400	
Masonry: Limestone	15%			LIFE	* *	5	\$2,700	
Metal Rail	5%			2041	* *	5-10	\$12,900	
Roof	570			2011		5 10	\$12,900	
Built-Up (BUR)	100%	0-2	\$440,000	2033	* *			
F (=)			Light, Area Affect					
	-	: Through						
		-	xtent : Moderate, A	rea Affe	cted : 30%			
			de Of Upper And L					
			xtent : Moderate, 2					
			de Of Main Roof A					
			Membrane Is Dela			Poor Ins	tallation	
erior	Блрійниі	ion . 1100j	inemorane 15 Deta	minanns	In Johns Due 10	1 001 1113	lununon	
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$55,900	
Ceramic Tile	5%			2031	* *	5	\$6,400	
Vinyl Tile		Now	\$46,000	2033	* *	3	\$9,600	
vinyr me			ents, Extent : Mod		ea Affected : 25%	5	ψ,,000	
		-	out Offices And Sh					
Vinyl Tile 9" X 9"	15%	4+	\$4,500	2028	\$223,500	3	\$7,200	
villyi The 3 X 3			ents, Extent : Mod			5	\$7,200	
		-	enis, Extent . Mou eps Located By Ent					
117 1					* *	-	#2 0.000	
Wood		Now	\$107,100	2043		5	\$28,800	
		0	ents, Extent : Mod		ea Affected : 5%			
	Location	: Truck G	arage At Basement					
	· ··							
			Light, Area Affecte	ed : 10%				
Wood		ts, Extent : : Through	0 11	ed : 10%	* *	5	\$38,400	

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.

KENT AVENUE SHOPS

Asset # : 2037

Architecture		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	25%			LIFE	* *	_		
Concrete Masonry Unit	25%	4+	\$7,500	LIFE	* *	5	\$6,400	
			nt : Light, Area Af					
		-	levator Room In 1				#0.000	
Gypsum Board	25% Down of /Terror /I	4+	\$1,400	LIFE	* *	5	\$9,600	
	Location :	•	amage, Extent : Li put	gnt, Area	Affectea : 5%			
Masonry: Brick	10%			LIFE	* *			
SGFT/Glazed Masonry	15%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn			\$54,700	2033	* *	5	\$20,000	
		-			ea Affected : 20%			
			Basement And Ba					
	0	0	Extent : Light, Ar	ea Affect	ed : 5%			
	Location : .		•	1.00 1	50/			
	Water Peneti Location : .		ctent : Light, Area r Spaces	Affected	: 5%			
Exposed Concrete	75%	4+	\$65,300	LIFE	* *	5	\$15,000	
	Cracking/Cra	umbling,	Extent : Light, Ar	ea Affecte	ed : 2%			
			op On 1st Floor					
			ctent : Light, Area	Affected	: 2%			
	Location :	Paint Sho	p On 1st Floor					
site Enclosure								
Fence/Gates	0.50/	N T	#01.000	2050	* *			
Chain Link	95%		\$81,000	2058				
			enis, Extent : Moa e Of Building	eraie, Ar	ea Affected : 50%			
			t Of Building nt : Moderate, Are	na Affaata	d · 200/			
	· ·	-	e Of Building	eu Affecte	<i>a. 3070</i>			
			xtent : Moderate, 1	Area Affe	ected · 50%			
			e Of Building	n cu nyje	cieu : 5070			
				a Fradin	a At River Edge			
		n : Conci	ete Post Bases Ar	e Lioum				
Iron Picket	Explanation	n : Conci	ete Post Bases Ar		5 <i>III River Luge</i> * *			
Iron Picket Retaining Walls		n : Conci	ete Post Bases Ar	2063				
Retaining Walls Cast in Place Concrete	Explanation	n : Concr	ete Post Bases Ar					
Retaining Walls	Explanation 5%	n : Concr	ete Post Bases Ar	2063	* *			

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.

KENT AVENUE SHOPS

Asset # : 2037

rchitecture	Current Repair	Future Replacement	Mair	ntenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cos FY	t Cycle F (Yrs)	Estimated Cost	Priori
e Pavements Parking/Driveway Asphalt	100% Now \$309,400 Potholes, Extent : Moderate, Area Affe Location : West Side Of Building Sinking/Subsiding, Extent : Moderate, Location : West Side Of Building At Other Observation, Extent : Moderate Location : West Side Of Building	Area Affected : 40% River Edge , Area Affected : 30%	*		
	Explanation : Erosion At River Edge				
ectrical stem Component Type	Current Repair % of Fail Date Estimated Cost Total (Years)	Future Replacement Year Estimated Cos FY		ntenance Estimated Cost	Priori
der 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Light, Are Location : Electrical Room Explanation : One 2000 Ampere Ma		* 5	\$2,300	
Switchgear / Switchboard Molded Case Bkrs	100%	2048 * :	* 5	\$2,300	
Raceway Conduit Conduit	50% 50%	2028 \$5,000 2048 * 5			
Panelboards Molded Case Bkrs	85% Recent Installation, Extent : Light, Are Location : Basement, 1st Floor	2044 **		\$1,900	
Molded Case Bkrs	14% Other Observation, Extent : Light, Are Location : 1st And 2nd Floors Explanation : Panelboards Are Old I		5	\$300	
Molded Case Bkrs	1% Now \$300 Other Observation, Extent : Severe, At Location : 2nd Floor Explanation : Pnl Lp-2a: Door Does	2053 ** rea Affected : 1%	* 5	ts	
Wiring Braided Cloth	10% 2-4 \$2,200 Insulation Aged, Extent : Moderate, A Location : Basement	2053 * * *	* 1		
Thermoplastic	90%	2048 **	* 1		
Motor Controllers Locally Mounted Locally Mounted	50% 50%	2026 \$34,200 2041 **		\$300 \$300	

Ground

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

KENT AVENUE SHOPS

Asset # : 2037

		A5561 #					
Electrical		Current Repair Future Replacement Maintenance				aintenance	
System Component Type	% of 1 Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,300	
Lighting							
Interior Lighting	1000/			ala ala	10		
Fluorescent	100%		2033	* *	10	\$78,400	
	Location	And Fixtures, Extent : I	Ligni, Area Ajj	ected : 100%			
		rvation, Extent : Light,	Area Affacted	· 100%			
		Throughout The Build		. 10070			
		on : Using T-8 Lamps	ung				
Egress Lighting	Елрианан	on . Osing 1-0 Lumps					
Emergency, Battery	50%		2023	\$61,000	10	\$10,300	
Exit, Service	50%		2023	\$12,200	1	\$10,500	
Exterior Lighting	00,0		2020	<i><i><i>q</i>1_,200</i></i>	-		
HID	100%		2028	\$341,300	10	\$300	
Alarm				. ,			
Security System							
Generic	50%		2033	* *	1	\$16,000	
Generic	50%		2028	\$136,700	1	\$16,000	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
	% of Total	Current Repair Fail Date Estimated ((Years)		e Replacement Estimated Cost		aintenance Estimated Cost	Priorit
System Component Type		Fail Date Estimated (Cost Year	-	Cycle		Priorit
System Component Type Heating Energy Source	Total	Fail Date Estimated ((Years)	Cost Year FY	-	Cycle	Estimated Cost	Priorit
System Component Type Heating	Total	Fail Date Estimated ((Years) Now \$82,5	Cost Year FY 500 2058	Estimated Cost	Cycle		Priorit
System Component Type Heating Energy Source	Total 50% Abandoned	Fail Date Estimated ((Years) Now \$82,5 in Place, Extent : Seve	Cost Year FY 500 2058	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source	Total 50% Abandoned Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard	Year FY 500 2058 re, Area Affect	Estimated Cost * * ted : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source	Total 50% Abandoned Location Buried Tan	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate	Year FY 500 2058 re, Area Affect	Estimated Cost * * ted : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source	Total 50% Abandoned Location Buried Tan Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard	Cost Year FY 500 2058 re, Area Affec , Area Affected	Estimated Cost * * ted : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source	Total 50% Abandoned Location Buried Tan Location Leak Evide	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A	Cost Year FY 500 2058 re, Area Affec , Area Affected	Estimated Cost * * ted : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source Fuel Oil No 2	Total 50% Abandoned Location Buried Tan Location Leak Evide Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard	Cost Year FY 500 2058 re, Area Affected , Area Affected :	Estimated Cost * * ted : 100% 1 : 100% 5%	Cycle (Yrs)	Estimated Cost \$6,600	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2	Total 50% Abandoned Location Buried Tan Location Leak Evide	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A	Cost Year FY 500 2058 re, Area Affec , Area Affected	Estimated Cost * * ted : 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment	Total50%AbandonedLocationBuried TanLocationLeak EvidedLocation50%	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System	Cost Year FY 500 2058 re, Area Affec , Area Affected Area Affected : 2028	Estimated Cost * * ted : 100% 1 : 100% 5% \$82,500	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2	Total 50% Abandoned Location Location Leak Evide Location 50%	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,6	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs)	Estimated Cost \$6,600	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment	Total 50% Abandoned Location Buried Tan Location Leak Evided Location 50% 100% Malfunction	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment	Total 50% Abandoned Location Buried Tan Location Leak Evide Location 50% 100% Malfunction Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Sevent Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2	Total50%AbandonedLocationBuried TanLocationLeak EvideLocation50%100%MalfunctionLocationOther Obse	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light,	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment	Total 50% Abandoned Location Buried Tan Location Leak Evider Location 50% 100% Malfunction Location Other Obse Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment Steam Boiler	Total 50% Abandoned Location Buried Tan Location Leak Evider Location 50% 100% Malfunction Location Other Obse Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light,	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	Total50%AbandonedLocationBuried TanLocationLeak EvidedLocation50%100%MalfunctionLocationOther ObseLocationExplanati	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected : Area Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 ** 5% : 100%	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	Total 50% Abandoned Location Buried Tan Location Leak Evider Location 50% 100% Malfunction Location Other Obse Location	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected :	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 **	Cycle (Yrs) 5 5	Estimated Cost \$6,600 \$13,200	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices	Total50%AbandonedLocationBuried TanLocationLeak EvideLocation50%100%MalfunctionLocationOther ObseLocationExplanati100%	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected : Area Affected 2038	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 ** 5% : 100% **	Cycle (Yrs) 5 5 1 1	Estimated Cost \$6,600 \$13,200 \$76,100	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices Air Handler	Total50%AbandonedLocationBuried TanLocationLeak EvideLocation50%100%MalfunctionLocationOther ObseLocationExplanati100%20%	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected : Area Affected 2038 2038	Estimated Cost ** ted : 100% 5% \$82,500 ** 5% : 100% ** \$238,100	Cycle (Yrs) 5 5 1 1 1	Estimated Cost \$6,600 \$13,200 \$76,100 \$76,100	Priorit
System Component Type Heating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Terminal Devices	Total50%AbandonedLocationBuried TanLocationLeak EvideLocation50%100%MalfunctionLocationOther ObseLocationExplanati100%	Fail Date Estimated (Years) Now \$82,5 in Place, Extent : Seve Yard k(s), Extent : Moderate Yard nt, Extent : Moderate, A Oil Supply System Now \$11,0 ning, Extent : Severe, A Control System rvation, Extent : Light, Basement	Cost Year FY 500 2058 re, Area Affected , Area Affected : 2028 000 2033 rea Affected : Area Affected 2038	Estimated Cost ** ted : 100% 1 : 100% 5% \$82,500 ** 5% : 100% **	Cycle (Yrs) 5 5 1 1	Estimated Cost \$6,600 \$13,200 \$76,100	Priorit

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.

KENT AVENUE SHOPS

Asset # : 2037

Mechanical		Current Repair Future Replacement			М		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Window/Wall Unit	20%		2023	\$35,300	1		
No Component	80%						
Ventilation							
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	
1001		rating, Extent : Moderate, Ar		ed : 5%	-	\$1,000	
	Location	-	55				
Plumbing							
H/C Water Piping							
Galvanized Steel	100%		2033	* *	1		
Water Heater	10070		2055		1		
Gas Fired	85%	0-2 \$43,900	2028	\$43,900	2	\$800	
Gastilled		led Life, Extent : Moderate, A			2	\$600	
		e : Basement Boiler Room	reu Ajjec	<i>ieu</i> . 10070			
		. Dusement Dotter Room		*- - ^		* • • • •	
Gas Fired	15%		2026	\$7,700	2	\$200	
HW Heat Exchanger	1000/		• • • • •				
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	
-	Malfunctio	oning, Extent : Moderate, Are	ea Affecte	d : 100%			
	Location	: Basement					
Backflow Preventer							
Generic	100%		2028	\$21,500	1	\$5,200	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		ervation, Extent : Light, Area		: 100%			
		: Basement: First Floor		. =			
		tion : One Unit					
Fire Suppression	Блрини						
Standpipe							
Generic	100%		2048	* *	1-5	\$44,700	
Generic	100%		∠040		1-3	\$ 44 ,700	

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

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. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

CAPITAL				FY 2021 - 2024	FY 2025 - 2030
Block	: 83	Lot :	1	BIN	: 4000698
Areas Surveyed	: Basemer	nt, Roof, Floors 1	1,3,4		
Date of Survey	: 21-Jun-2	2017		Landmark Status	EXTERIOR LANDMARK
Area Sq Ft	: 67,590			Project Type	: REAL PROPERTY
Program / Asset #	: DGS002	9.000 / 2793		Yr Built/Renovated	: 1874 / 2007
Borough	: QUEEN	S		Agency's Number	: 312-409
Address	: 25-10 C	OURT SQUARE	C		
Asset Name	: LONG I	SLAND CITY C	COURTHO	USE	

\$679,400	\$819,400
\$84,100	\$639,300
\$457,800	\$1,131,500
\$1,005,300	\$923,700
\$2,226,500	\$3,513,900
\$679,400	\$819,400
\$1,463,100	\$2,431,200
\$84,100	\$263,300
\$2,226,500	\$3,513,900
	\$679,400 \$84,100 \$457,800 \$1,005,300 \$2,226,500 \$679,400 \$1,463,100 \$84,100

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



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.

Asset # : 2793

A 1 1 (A55el # . 2											
Architecture	Current	Repair	Futur	e Replacement	М	aintenance							
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit						
Exterior													
Exterior Walls													
Copper/Terne	10%		2048	* *	10	\$27,200							
	Deformed/Dented, E Location : Roof Pe	-	Affected .	5%									
Masonry: Brick	70%		LIFE	* *	5	\$81,200							
	Efflorescence, Exten Location : Through		Affected	: 5%									
Masonry: Granite	5% 2-4	\$78,900	LIFE	* *	5	\$4,400							
-	Caulking Deteriorate Location : Through	-	lrea Affe	cted : 10%									
Masonry: Limestone	15% 0-2	\$485,700	LIFE	* *	5	\$13,100							
·	Cracking/Crumbling Location : Through	nout											
	Caulking Deteriorate Location : Through		te, Area	Affected : 15%									
Windows	1000/		2026	* *	-	#220 400							
Wood	100%		2036	* *	5	\$229,400							
Parapets	050/		LIFE	* *	F	¢17 200							
Masonry: Brick	85% Efflorescence, Exten Location : Through		LIFE cted : 5%		5	\$17,200							
Masonry: Limestone	15%		LIFE	* *	5	\$3,800							
	Staining/Discoloring Location : Through			ffected : 50%	-	,							
Roof													
Clay Tile	25%		2048	* *	10	\$18,800							
Copper/Terne	5%		2043	* *	10	\$9,400							
Metal Panel	10%		2033	* *	10	\$13,800							
	Other Observation, 1	Extent : Moderate, A	4rea Affe	cted : 100%									
	Location : Cupola	to d. Sumfrance											
	Explanation : Pain	tea Surjace	2020	<i></i>	10	#25 500							
Modified Bitumen	50%		2028	\$585,900 * *	10	\$37,500							
Skylight, Metal/Glass	10%		2048	* *	10	\$25,000							
nterior Floors													
Carpet	15%		2027	\$222,800	3	\$30,300							
Carpet	5%		2027	\$74,300	3	\$7,600							
Cast in Place Concrete	5%		LIFE	**	5	\$11,100							
	Cracking/Crumbling Location : Boiler R			ffected : 5%	5	÷11,100							
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							

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.

Asset # : 2793

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	20/			0001	* *	-	#0.000	
Ceramic Tile	3%			2031	* *	5	\$9,900 \$40,700	
Gypsum Board Plaster	25% 55%	2-4	\$94 100	LIFE LIFE	* *	5 5	\$49,700 \$54,600	
riaster	Cracking/		\$84,100 Extent : Moderate out			5	\$34,000	
		ed Finish, : Through	Extent : Moderate, out	Area Afj	fected : 5%			
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	12%			LIFE	* *	5	\$159,000	
Ceilings								
AcousTileConcealSpLn	15%			2033	* *	5	\$19,300	
AcousTileSusp.Lay-In	15%			2033	* *	5	\$15,500	
AcousTileSusp.Lay-In	20%	N 7	#2 0.000	2041	* *	5	\$20,600	
Embossed Metal		Now Dented, Ex	\$20,900 ctent : Moderate, A	LIFE rea Affeo		5	\$2,300	
	Location	: Basemen	t					
		ed Finish, : Basemen	Extent : Moderate, t	Area Afj	fected : 25%			
		d/Bulging, : Basemen	Extent : Moderate, t	Area Afj	fected : 5%			
Glass: Susp Panels	5%			LIFE	* *			
Plaster	25%			LIFE	* *	5	\$16,100	
Plaster	15%			LIFE	* *	5	\$9,700	
Site Enclosure Fence/Gates								
Chain Link	80%			2038	* *			
	Corrosion	/Rusting, E : Rear Of	xtent : Moderate, A Buiding		ected : 5%			
Iron Picket	20%			2063	* *			
lite Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2041	* *			
Pavers/Stone	-	2-4 Crumbling, : Main Sta	\$18,600 Extent : Light, Are tir	2031 ea Affecte	* * ed : 5%			
	. 0		derate, Area Affect Front Of Building	ed : 10%	6			

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

Under 600 Volts

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

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

Asset # : 2793

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2028	\$23,900	5	\$300	
		ervation, Extent : Moderate	, Area Affe	ected : 100%			
		a : Electrical Room					
	Explana	tion : Main Service Protecto	or Rated At	1600 Amperes			
Switchgear / Switchboard							
Fused Disc Sw	100%		2028	\$140,500	5	\$300	
Raceway			• • • • •				
Conduit	90%		2028	\$102,500	1		
Conduit	10%		2048	* *	1		
Panelboards	000/		2027	¢.0	-	¢1.600	
Molded Case Bkrs	90%		2027	\$69,600 * *	5	\$1,600	
Molded Case Bkrs	10%		2044	* *	5	\$200	
Wiring	500/	2 4 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	2052	* *	1		
Braided Cloth	50%	2-4 \$88,400 Aged, Extent : Moderate, A			1		
		Agea, Extent . Moderate, A i : Throughout The Building	00	a. 10070			
		i . Throughout The Duttuing		*= 0 = 00			
Thermoplastic	40%		2028	\$70,700 * *	1		
Thermoplastic	10%		2048	* *	1		
Motor Controllers	250/		2026	¢27 700	5	¢100	
Locally Mounted Locally Mounted	25% 75%		2026 2041	\$37,700 * *	5 5	\$100 \$300	
Bround	/3/0		2041		5	\$300	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$1,000	
Generie		ervation, Extent : Light, Are		: 100%	5	\$1,000	
		i : Basement					
	Explana	tion : Connected To Main W	ater Pipe				
ighting	1		1				
Interior Lighting							
Fluorescent	10%		2033	* *	10	\$6,200	
	Other Obs	ervation, Extent : Light, Are	ea Affected	: 100%			
	Location	a : Court Reporter Offices					
	Explana	tion : T-8 Lamp					
Fluorescent	40%		2028	\$511,200	10	\$24,800	
	Other Obs	ervation, Extent : Light, Are	ea Affected	: 100%			
	Location	a : Throughout The Building					
	Explana	tion : T-12 Lamps					
HID	40%		2028	\$76,100	10	\$900	
	Other Obs	ervation, Extent : Light, Are	ea Affected	: 100%			
	Location	a : Court Rooms					
	Explana	tion : Halogen Lamps					
Incandescent	10%		2023	\$127,800	2	\$200	
		ervation, Extent : Light, Are					
		a : 3rd Floor Court Room					
	Explana	tion : Around Perimeter Of I	Skylight				

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.

Asset # : 2793

lectrical		Current F	rent Repair Future Replacement Maintenance				laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting								
Egress Lighting								
Emergency, Battery	50%			2028	\$52,400	10	\$8,200	
Exit, Service	50%			2028	\$13,000	1		
Exterior Lighting	200/			2022	* *	10	¢100	
HID	30%	amation E	xtent : Light, Area	2033		10	\$100	
		: Roof Per		Ајјестеи	. 10070			
		-	lalogen Lamps					
No Component	70%		uiogen Europs					
larm	/070							
Security System								
No Component	70%							
Generic	30%			2028	\$70,600	1	\$7,600	
		ervation, E	xtent : Light, Area					
	Location	: Hallway	5					
	Explana	tion : CCTV	V Surveillance Can	neras				
Fire/Smoke Detection								
No Component	70%							
~ • • •	200/			2022	\$241,600	1-3	\$12,500	
Generic, Analog	30%			2023		15	φ1 2 ,200	
Generic, Analog	Other Obs		xtent : Light, Area	Affected		15	¢12,000	
Generic, Analog	Other Obs Location	: Hallway	s And Mechanical	Affected Rooms	: 100%	_		
Generic, Analog	Other Obs Location	: Hallway	s And Mechanical	Affected Rooms		_		
	Other Obs Location	: Hallway: tion : Manu	s And Mechanical ual Pull Station, St	Affected Rooms robe Ligh	: 100% hts, Smoke Detecto	rs And A	larm Bells	
lechanical	Other Obs Location Explana	: Hallway: tion : Manu Current F	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur	: 100% hts, Smoke Detector e Replacement	rs And A	larm Bells	Priori
lechanical ystem Component	Other Obs Location Explana % of	: Hallways tion : Manu Current F Fail Date	s And Mechanical ual Pull Station, St	Affected Rooms robe Ligh Futur Year	: 100% hts, Smoke Detecto	rs And A M Cycle	larm Bells	Priori
lechanical	Other Obs Location Explana	: Hallway: tion : Manu Current F	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur	: 100% hts, Smoke Detector e Replacement	rs And A	larm Bells	Priori
lechanical ystem Component Type eating	Other Obs Location Explana % of	: Hallways tion : Manu Current F Fail Date	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur Year	: 100% hts, Smoke Detector e Replacement	rs And A M Cycle	larm Bells	Priori
lechanical ystem Component Type eating Energy Source	Other Obs Location Explanat % of Total	: Hallways tion : Manu Current F Fail Date	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur Year FY	: 100% ats, Smoke Detector e Replacement Estimated Cost	rs And A M Cycle (Yrs)	larm Bells	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual	Other Obs Location Explana % of	: Hallways tion : Manu Current F Fail Date	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur Year	: 100% hts, Smoke Detector e Replacement	rs And A M Cycle	larm Bells	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel	Other Obs Location Explanat % of Total	: Hallways tion : Manu Current F Fail Date	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur Year FY	: 100% ats, Smoke Detector e Replacement Estimated Cost	rs And A M Cycle (Yrs)	larm Bells	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Other Obs Location Explana % of Total	: Hallways tion : Manu Current F Fail Date	s And Mechanical val Pull Station, Sta Repair	Affected Rooms robe Ligh Futur Year FY 2038	t : 100% hts, Smoke Detecto e Replacement Estimated Cost * *	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel	Other Obs Location Explana % of Total 100%	: Hallway: tion : Manu Current F Fail Date (Years)	s And Mechanical lal Pull Station, St. Repair Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033	t: 100% ats, Smoke Detector e Replacement Estimated Cost **	rs And A M Cycle (Yrs)	larm Bells	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Other Obs Location Explanat % of Total 100% 0ther Obs	: Hallway: tion : Manu Current F Fail Date (Years)	s And Mechanical wal Pull Station, St. Repair Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033	t: 100% ats, Smoke Detector e Replacement Estimated Cost **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Other Obs Location Explanat % of Total 100% 0ther Obs Location	e : Hallway: tion : Manu Current F Fail Date (Years)	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected	t: 100% ats, Smoke Detector e Replacement Estimated Cost **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
lechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler	Other Obs Location Explanat % of Total 100% 0ther Obs Location	e : Hallway: tion : Manu Current F Fail Date (Years)	s And Mechanical wal Pull Station, St. Repair Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected	t: 100% ats, Smoke Detector e Replacement Estimated Cost **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat	e : Hallway: tion : Manu Current F Fail Date (Years)	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units	t: 100% ats, Smoke Detector e Replacement Estimated Cost **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 98%	: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basement tion : 2 Lov	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038	t: 100% hts, Smoke Detector e Replacement Estimated Cost * * * * * *	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana 98% 2%	: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Lov	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038	2 : 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana 98% 2% Leak Evid	: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Lov	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038	2 : 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Steam Piping/Pump	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana 98% 2% Leak Evid	e: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Low 0-2 ent, Extent	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038	2 : 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** **	rs And A M Cycle (Yrs)	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump	Other Obs Location Explanat % of Total 100% 100% Other Obs Location Explanat 98% 2% Leak Evid Location	e: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Low 0-2 ent, Extent	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038 4ffected :	<pre>1: 100% htts, Smoke Detector e Replacement Estimated Cost ** 1: 100% ** 2%</pre>	rs And A M Cycle (Yrs)	larm Bells laintenance Estimated Cost \$66,900	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Steam Piping/Pump Steam Piping/Pump	Other Obs Location Explana % of Total 100% 100% Other Obs Location Explana 98% 2% Leak Evid	e: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Low 0-2 ent, Extent	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038	2 : 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** **	rs And A M Cycle (Yrs) 1 1	larm Bells aintenance Estimated Cost	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Steam Piping/Pump Terminal Devices Air Handler Convector/Radiator	Other Obs Location Explanat % of Total 100% 100% 0ther Obs Location Explanat 98% 2% Leak Evid Location 60%	e: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Low 0-2 ent, Extent	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038 2038 2038 2038 2038	2: 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** ** ** ** ** ** *	rs And A M Cycle (Yrs) 1 1	larm Bells laintenance Estimated Cost \$66,900 \$25,100	Priori
Iechanical ystem Component Type eating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Steam Boiler Distribution Steam Piping/Pump Steam Piping/Pump Terminal Devices Air Handler	Other Obs Location Explanat % of Total 100% 100% 0ther Obs Location Explanat 98% 2% Leak Evid Location 60%	e: Hallway: tion : Manu Current F Fail Date (Years) ervation, E : Basemen tion : 2 Low 0-2 ent, Extent	s And Mechanical wal Pull Station, St. Repair Estimated Cost Estimated Cost Extent : Light, Area to Boiler Room Pressure Steam W \$100 : Moderate, Area	Affected Rooms robe Ligh Futur Year FY 2038 2033 Affected Units 2038 2038 2038 2038 2038 2038	2: 100% ats, Smoke Detecto e Replacement Estimated Cost ** ** ** ** ** ** ** ** ** *	rs And A M Cycle (Yrs) 1 1	larm Bells laintenance Estimated Cost \$66,900 \$25,100	Priori

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.

Asset # : 2793

lechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller				2031	* *	1	\$36,600	
			Extent : Light, Area		d : 50%			
	Location	: Basemer	nt Mechanical Room	п				
Interior Pkg Unit -	15%			2026	\$408,400	2	\$600	
Cooling		_						
	R-22 Refri Location		tent : Light, Area A	ffected :	15%			
Window/Wall Unit	10%			2023	\$15,200	1		
No Component	25%							
Distribution								
CW & CHW Wtr	50%			2038	* *	4	\$2,500	
Pipe/Pump								
No Component	50%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2023	\$306,300	1	\$20,900	
No Component	50%							
Heat Rejection								
Evaporative Condenser	50%			2023	\$84,700	2	\$23,500	
	-		nt, Extent : Light, A		cted : 50%			
	Location	: Penthou	se Mechanical Roo	т				
No Component	50%							
entilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	
Exhaust Fans								
Interior	100%			2028	\$259,100	2	\$2,100	
umbing								
H/C Water Piping								
Brass/Copper	70%			2038	* *	1		
Galvanized Steel	30%			2026	\$95,900	1		
Water Heater			.			_		
Gas Fired		Now	\$13,300	2028	\$44,400	2	\$800	
		-	tent : Severe, Area	Affected	: 100%			
		: Boiler R						
			Extent : Light, Area	Affected	: 100%			
		: Boiler R						
	Explana	tion : 30 G	allons Water Heate	r				
HW Heat Exchanger					h		*	
Steam Fired	100%			2028	\$116,000	4	\$6,700	
			Extent : Severe, Ai	ea Affec	ted : 100%			
		: Boiler R		1.00	1000			
			Extent : Light, Area	Affected	: 100%			
		: Boiler R						
<u> </u>	Explana	tion : 250 (fallons					
Sanitary Piping	1000/			1 100	-1-			
Cast Iron	100%			LIFE	* *	1		

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

Asset # : 2793

Mechanical	Current Repair	Future Re	placement	М		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
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	
	Other Observation, Extent .	Light, Area Affected : 10	%			
	Location : Basement					
	Explanation : For Standp	ipe Only				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent .	Light, Area Affected : 10	0%			
	Location : Basement To 4	th Floor				
	Explanation : 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$35,300	

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.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$8,585,700	\$25,953,100
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
Total	\$8,585,700	\$25,953,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$280,400	\$263,200	\$260,400	\$289,200
Importance Code A		\$6,800	\$1,300	
Importance Code B	\$280,400	\$256,400	\$259,100	\$289,200
Importance Code C				



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset # : 13877

chitecture	Cur	rent Repair	Futur	e Replacement	М	aintenance	
tem Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Bronze/Brass	2%		LIFE	* *			
Copper/Terne	3%		2047	* *	10	\$36,900	
Masonry: Brick	45%		LIFE	* *	5	\$236,100	
Wasoniy. Direk	Patching Evider	t, Extent : Moderate, Ai dow Lintels In Courtya	rea Affec	ted : 15%	5	\$250,100	
Masonry: Granite	40%		LIFE	* *	5	\$157,400	
Masonry: Granite	10% No	w \$656,500	LIFE	* *	5	\$39,400	
	Staining/Discold Location : Per	oring, Extent : Moderate thouse, Window Sills	e, Area A	-	5	427,100	
		xtent : Moderate, Area					
	Location : Win	dow Sills In Courtyard	And Pen	thouse			
Windows							
Bronze/Brass	60%		2035	* *	5	\$261,000	
Steel	40% No	w \$1,538,800	2052	* *	5	\$174,000	
	Corrosion/Rusti Location : Coi	ng, Extent : Moderate, 4 urtyards	Area Affe	ected : 40%			
	Thermally Ineffi	cient, Extent : Moderate	e, Area A	ffected : 50%			
	T						
	Location : Coi	urtyards					
	Caulking Deteri	irtyards orated, Extent : Moderc irtyard Windows	ite, Area	Affected : 40%			
	Caulking Deteri Location : Cou Worn/Eroded, E	orated, Extent : Modera					
Parapets	Caulking Deteri Location : Cou Worn/Eroded, E	orated, Extent : Modera urtyard Windows Extent : Moderate, Area					
Parapets Copper/Terne	Caulking Deteri Location : Cou Worn/Eroded, E	orated, Extent : Modera urtyard Windows Extent : Moderate, Area			5	\$13,600	
Parapets Copper/Terne	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping	Affected	: 40%	5	\$13,600	
	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop	orated, Extent : Modera urtyard Windows xtent : Moderate, Area urtyard Windows on, Extent : Moderate, 2	Affected	: 40%	5	\$13,600	
	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping	Affected	: 40%	5	\$13,600	
Copper/Terne	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation :	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping	Affected 2047 Area Affe	: 40% ** ected : 100%			
Copper/Terne Masonry: Brick	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cou Explanation : 45%	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping	Affected 2047 Area Affe LIFE	: 40% ** ected : 100% **	5	\$12,700	
Copper/Terne Masonry: Brick Masonry: Granite	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35%	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping	Affected 2047 Area Affe LIFE LIFE	: 40% ** ected : 100% ** **	5 5	\$12,700 \$12,400	
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35%	orated, Extent : Modera urtyard Windows xtent : Moderate, Area urtyard Windows on, Extent : Moderate, A oing Covered With Tar	Affected 2047 Area Affe LIFE LIFE	: 40% ** ected : 100% ** **	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35% 10%	orated, Extent : Modera urtyard Windows xtent : Moderate, Area urtyard Windows on, Extent : Moderate, A oing Covered With Tar	Affected 2047 Area Affe LIFE LIFE LIFE 2037	: 40% ected : 100% ** ** ** **	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35% 10%	orated, Extent : Modera urtyard Windows fxtent : Moderate, Area urtyard Windows on, Extent : Moderate, A ping Covered With Tar w \$2,084,400 Moderate, Area Affect	Affected 2047 Area Affe LIFE LIFE LIFE 2037	: 40% ected : 100% ** ** ** **	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35% 10% 80% No Blisters, Extent Location : Ove Debris Present,	orated, Extent : Modera urtyard Windows ixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A bing Covered With Tar w \$2,084,400 Moderate, Area Affector r 9th Floor Extent : Severe, Area A	Affected 2047 Area Affe LIFE LIFE LIFE 2037 ed : 25%	: 40% ** ected : 100% ** ** ** **	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Cou Worn/Eroded, E Location : Cou 10% Other Observati Location : Cop Explanation : 45% 35% 10% 80% No Blisters, Extent Location : Ove Debris Present, Location : Thr Water Penetrati	orated, Extent : Modera irtyard Windows ixtent : Moderate, Area irtyard Windows on, Extent : Moderate, A oing Covered With Tar W \$2,084,400 Moderate, Area Affector of 9th Floor Extent : Severe, Area A oughout on, Extent : Severe, Area	Affected 2047 Area Affe LIFE LIFE 2037 ed : 25% ffected :	: 40% ected : 100% ** ** ** ** 25%	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Con Worn/Eroded, E Location : Con 10% Other Observati Location : Cop Explanation : 45% 35% 10% 80% No Blisters, Extent Location : Ove Debris Present, Location : Thr Water Penetrati Location : Ove	orated, Extent : Modera urtyard Windows fixtent : Moderate, Area urtyard Windows on, Extent : Moderate, A oing Covered With Tar W \$2,084,400 Moderate, Area Affector r 9th Floor Extent : Severe, Area A oughout on, Extent : Severe, Area r 9th Floor	Affected 2047 Area Affe LIFE LIFE LIFE 2037 ed : 25% ffected : a Affecte	: 40% ected : 100% ** ** ** ** 25% d : 30%	5 5	\$12,700 \$12,400	1
Copper/Terne Masonry: Brick Masonry: Granite Masonry: Granite Roof	Caulking Deteri Location : Con Worn/Eroded, E Location : Con 10% Other Observati Location : Cop Explanation : 45% 35% 10% 80% No Blisters, Extent Location : Ove Debris Present, Location : Thr Water Penetrati Location : Ove	orated, Extent : Modera urtyard Windows fixtent : Moderate, Area urtyard Windows on, Extent : Moderate, Area ping Covered With Tar W \$2,084,400 Moderate, Area Affector of 9th Floor Extent : Severe, Area Affector oughout on, Extent : Severe, Area Affector on, Extent : Moderate, Area	Affected 2047 Area Affe LIFE LIFE LIFE 2037 ed : 25% ffected : a Affecte	: 40% ected : 100% ** ** ** ** 25% d : 30%	5 5	\$12,700 \$12,400	1

Interior

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								-
Floors								
Carpet	5%			2028	\$569,200	3	\$63,200	
Cast in Place Concrete				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		Now	\$1,895,700	2037	* *	3	\$79,000	
		-	ents, Extent : Mod s And Offices, 9th		ea Affected : 25%			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 25%			
	Location	: Corridor	s And Offices, 9th	Floor				
	Uneven Sı	ıbstrate, Ex	tent : Moderate, A	rea Affec	cted : 25%			
	Location	: Corridor	S					
			Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Through						
	Explana	tion : 9x9 T	Tiles					
Under Construction	25%							
			xtent : Light, Area	Affected	1:0%			
			And 8th Floors					
	Explana	tion : Unde	r Construction					
Interior Walls	20/			2020		-	#20 700	
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%	Marri	¢176 600	LIFE LIFE	* *	5	¢20.900	
Plaster	7% Cracking/		\$176,600 <i>Extent : Severe, A</i>			5	\$20,800	
		: 9th Floo		reu Ajjec	.ieu . 2570			
		ted Finish, 9th Floo	Extent : Severe, Ar r	ea Affeci	ted : 100%			
		am Surface : 9th Floo	r, Extent : Moderat r	e, Area A	Affected : 20%			
	Paint Peel		: Severe, Area Aff	ected : 1	00%			
Plaster	20%			LIFE	* *	5	\$59,400	
Under Construction	25%						-	
	Other Obs	ervation, E	Extent : Light, Area	Affected	1:0%			
	Location	: 2nd, 4th	And 8th Floors					
	Explana	tion : Unde	r Construction					

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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 LOUIS LEFKOWITZ BLDG.

Asset # : 13877

Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
	Location Paint Peel	: 9th Flood ing, Extent	: Severe, Area Affe					
		: 9th Floo						
		iscoloring, : 9th Floor	Extent : Severe, A r	rea Affeo	cted : 50%			
		etration, E : 9th Floor	xtent : Severe, Area r	a Affecte	d : 30%			
Plaster	5%			LIFE	* *	5	\$26,300	
Under Construction	25%							
	Other Obs	ervation, E	xtent : Light, Area	Affected	! : 0%			
	Location	: 2nd, 4th	And 8th Floors					
	Explanat	tion : Unde	r Construction					

ectrical	Current Repair	Future R	eplacement	Μ	aintenance		
stem Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2053	* *	5	\$2,600		
	Other Observation, Extent : Li	ght, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation : 3- Main Servic	es (Low Voltage Powe	er Breakers)rat	ed At 40	00 Amperes Each		
Transformers							
Dry Type	100%	2044	* *	5	\$1,800		
	Other Observation, Extent : Li	ght, Area Affected : 10	00%				
	Location : Electrical Room						
	Explanation : 6- 75 Kilovolt-	ampere, 208/120 Volt.	5				
Switchgear / Switchboard		*					
Air Circuit Breaker	100%	2053	* *	5	\$2,600		
Raceway							
Conduit	70%	2027	\$700,300	1			
Conduit	30%	2053	* *	1			
Panelboards							
Fused Disc Sw	5%	2049	* *	5	\$600		
Molded Case Bkrs	95%	2049	* *	5	\$12,500		

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.
Asset # : 13877

Electrical	Curren	t Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Wiring							
Braided Cloth		\$927,500 xtent : Severe, Area A ghout The Building	2052 Iffected :	* * 100%	1		
Thermoplastic	40%		2053	* *	1		
Motor Controllers							
Locally Mounted	50%		2025	\$15,600	5	\$1,700	
Locally Mounted	50%		2044	* *	5	\$1,700	
Ground			-		-	4)	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$7,300	
Stand-by Power					-	+ -)	
Transfer Switches							
Automatic	100%		2044	* *	1	\$153,800	
Generators	10070		2011		-	\$100,000	
Diesel	100%		2040	* *	1	\$193,600	
Dieser		Extent : Light, Area		· 100%	1	\$195,000	
	Location : Roof	Extern : Eigni, II eu	njjecica	. 100/0			
	r -	ergency Generator R	Pated At 1	500 Kilowatts			
Batteries	Explanation . Em	ergency Generator R		500 Kilowalis			
Lead/Acid	100%		2022	\$1,600	5	\$18,500	
	10070		2022	\$1,000	5	\$18,500	
Fuel Storage Day Tank	50%		2049	* *	5	\$46,400	
	Other Observation Location : Roof	. Extent : Light, Area 5 Gallons Rated Capo	Affected	: 100%	5	\$40,400	
Main Tank	50%		2062	* *	5	\$7,300	
	Other Observation Location : Basem	, Extent : Light, Area ent 000 Gallons Rated C	Affected	: 100%	-	<i>4, 9, 2, 2, 2, 1, 1, 1, 1, 1, 1, 1, 1</i>	
ighting	· · · · ·		- •				
Interior Lighting							
Fluorescent	5%		2027	\$150,700	10	\$22,900	
	T-12 Lamps And F Location : Basem	ixtures, Extent : Mod ent	erate, Are	ea Affected : 100%			
Fluorescent	90%		2035	* *	10	\$412,700	
	T-8 Lamps And Fix	tures, Extent : Light, ghout The Building		ected : 100%	10	<i>ФТ12,700</i>	
Fluorescent	5%		2027	\$150,700	10	\$22,900	
ruorescent		ent Light, Extent : Mc ase And Lobby				φ22,700	
Egress Lighting							
Egress Lighting Emergency, Service	50%		2035	* *	1		

Alarm

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.

Asset # : 13877

			A3361 # . 10	011				
lectrical		Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm								
Security System								
No Component	70%							
Generic	30%			2027	\$480,100	1	\$56,000	
			Extent : Moderate, 1		ected : 100%			
			nd Other Public Sp					
	Explana	tion : CCT	V Surveillance Can	neras				
Fire/Smoke Detection	100%			2027	\$5 179 100	1 2	\$217 500	
Generic, Digital			Extent : Moderate, 1		\$5,478,100	1-3	\$317,500	
			out The Building	лгей лује	cieu . 10070			
		-	n Bells, Smoke Det	ectors S	trohe Lights Horn	s And Mi	anual Pull Stations	
	Enprund		n Bens, Smoke Ber	001015, 5	li obe Elgnis, 110i n	5 11114 111		
lechanical		Current	Repair	Futur	e Replacement	Μ	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
eating								
Energy Source Utility Steam	100%			2037	* *	1		
Othity Steam			Extent : Light, Area			1		
			ement Steam Room		. 100/0			
			n From Con Edisor					
Conversion Equipment	Zuptunt							
Pres. Reducing	100%	1		2030	\$328,100	5	\$29,700	
Valve/LP Steam	10070			2050	\$520,100	5	<i>\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\</i>	
	Other Ob	servation, E	Extent : Light, Area	Affected	: 5%			
			ement Prv Room	55				
			at Exchangers Hea	ting Dev	ices For Marriage	Bureau	Room	
Distribution			-		-			
Hot Wtr Piping/Pump	5%)		2043	* *	4	\$1,200	
Central Plant Steam	95%	1		2027	\$7,965,400	4	\$23,400	
Piping/Pmp								
		-	tent : Moderate, A	rea Affec	rted : 100%			
	Location	n : Through	out					
Terminal Devices							.	
Air Handler	5%			2035	**	1	\$15,500	
Convector/Radiator	90%		.	2025	\$2,387,000	1	\$145,300	
		ded Life, Ex n : Through	tent : Light, Area 2 out	Affected :	100%			
		-	Extent : Light, Area	Affected	l : 100%			
			out, Newly Installe	00		s Valves		
Fan Coil Unit/Heat	5%			2035	**	1	\$8,100	
ir Conditioning	570			2000			40,100	
Energy Source								
Electricity	100%	1		2043	* *	1		

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.

Asset # : 13877

		1	ASSEL # . 13	011				
lechanical		Current R	epair	Futur	e Replacement	М	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ir Conditioning								
Conversion Equipment Reciprocating	5%			2035	* *	1	\$11,600	
Compr/Chiller							·)	
		0	nt : Light, Area A of, For Marriage		5%			
Window/Wall Unit	95%			2022	\$980,700	1		
Distribution CW & CHW Wtr Pipe/Pump	5%			2053	* *	4	\$1,800	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	Location	servation, Ex 1 : Marriage	tent : Light, Area Bureau arriage Bureau	2035 Affected	* *	1	\$15,500	
No Component	<u>95%</u>		arriage Dareau					
Heat Rejection	9370							
Air Cooled Condenser Unit	15%			2035	* *	2	\$52,200	
			tent : Light, Area Cooled Condense					
No Component	85% Other Ob Location	servation, Ex	tent : Light, Area	Affected	: 0%			
	Explana	tion : Coolin	g Tower Abando	n In Place	2			
entilation								
Distribution	1000/							
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$278,800	
Exhaust Fans	10%			2022	¢ 22 200	2	\$1,500	
Roof No Component	10%			2022	\$82,300	2	\$1,500	
No Component			tent : Light, Area	Affected	· 0%			
			0	00	ctrical Equipment	Rooms		
					r The Cooling Sec		This Report	
No Common ont	75%	-	ment necounica i	or onde	The cooling see	11011 0j 1	nis Report	
No Component	Other Ob. Location	servation, Ex 1 : Througho			: 0%			
	Explana	tion : No Me	chanical Ventilat	ion				
lumbing								
II/C Watan Dimina				• •				
H/C Water Piping				2053	* *	1		
Brass/Copper	10%				h <i>a</i> - <i>i i i i</i>			
	90% On Exten		ent : Moderate, A ut	2025	\$1,956,400 ted : 100%	1		
Brass/Copper	90% On Exten	led Life, Exte		2025				

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.

Asset # : 13877

	/					
Mechanical	Current Repair	Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M Location : Throughout	oderate, Area Affected	: 100%			
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : M Location : Throughout	oderate, Area Affected	: 100%			
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%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : 1	Light, Area Affected : 1	00%			
	Location : Basement To 9th	Floor				
	Explanation : 10 Units - 2 H	Freight, 8 Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$252,100	
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$14,000	

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

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

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	I,9,11,12,PH	
Block	: 169 Lot : 10	BIN	: 1001833

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$16,916,700	\$14,300,900
Importance Code A	\$996,700	\$420,900
Importance Code B	\$15,920,100	\$12,905,800
Importance Code C		\$974,100
Total	\$16,916,700	\$14,300,900

		, ,		, , ,
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$399,300	\$474,000	\$436,000	\$479,400
Importance Code A	\$31,400		\$33,400	
Importance Code B	\$350,500	\$474,000	\$402,600	\$479,400
Importance Code C	\$17,400			
Total	\$399,300	\$474,000	\$436,000	\$479,400



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.

MANHATTAN CIVIL COURT

Asset # : 2049

chitecture		Current F	Kepair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	110/	17	#24 0.000	TIPE	* *	-	#27 700	
Masonry: Brick	Cracking/ Location Spalling, I Location Staining/L	: Penthous Extent : Mo : Penthous	derate, Area Affect se Extent : Moderate	ted : 50%	ffected : 30% 6	5	\$37,700	
	Location	: Penthous						
			Extent : Moderate, 2	4rea Affe	ected : 100%			
		: Penthous		CM.		ית ו	De AMeri IT	
		tion : Glaze Water Pene		y Mason	ry Covered With S	ingte-Ply	коој Material To	
Masonry: Limestone		Now	\$356,800	LIFE	* *	5	\$115,700	
Musoni y. Emiostone	Jnt Morta		l, Extent : Moderal		Affected : 35%	5	ψ112,700	
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	
		/Rusting, E : Frame	xtent : Moderate, 2	1rea Affe	ected : 20%			
Marble Panels	2%	2-4	\$64,000	LIFE	* *	5	\$5,100	
			l, Extent : Moderat Floor Throughout	e, Area 2	Affected : 10%			
Window Wall	5%			2048	* *	5	\$64,300	
Windows								
Aluminum	95%			2036	* *	5	\$79,600	
Metal Louvers	5%			2037	* *	10	\$26,200	
Parapets Masonry: Brick	Cracking/	Now Crumbling, : Inside Fo	\$48,100 Extent : Moderate ace	LIFE , Area Ą	* * ffected : 40%	5	\$2,000	
	Location	: Inside Fo	derate, Area Affect ace : Moderate, Area .					
		: Inside Fe						
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 100%			
	Location	: Interior	Face					
	Water Po	enetration.			With Single-Ply Ro	1 0		
Masonry: Limestone		Now	\$13,900	LIFE	* *	5	\$300	
			l, Extent : Moderat	e, Area	Affected : 25%			
14.15.1		: Coping		••••				
Metal Panel	3%			2048	* *	5	\$500	
Panel/Paver: Limestone	45%			LIFE	* *	5	\$2,100	

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

MANHATTAN CIVIL COURT

Asset # : 2049

Architecture		Current F	Repair	Futur	e Replacement	Μ	laintenance		
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof	1000/	4 .	\$247.200	2022	* *				
Modified Bitumen	Location Patching E Location Vegetation Location	: Penthous Evident, Ex. : At Vents : Growth, E : Corners	tent : Moderate, A And Drains Extent : Moderate,	rea Affec Area Affe	rea Affected : 15% ted : 5% ected : 2%				
		led, Extent : Through	: Moderate, Area out	Affected	: 10%				
Soffits		0							
Stucco Cement	100%			2041	* *	5			
iterior									
Floors	50/			LIPP	* *	-	¢72.000		
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"		4+ led, Extent : Through	\$236,100 : Moderate, Area out	2023 Affected	\$2,361,400 : 20%	3	\$76,000		
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		0-2 ssing Elem : Through	\$231,200 ents, Extent : Mod out	2026 Ierate, Ar	\$2,312,100 rea Affected : 5%	5	\$168,900		
	Location	: Through							
		etration, E. : Rooms 1	xtent : Moderate, 2 121, 1127	Area Affe	octed : 10%				
AcousTileSusp.Lay-In		iscoloring, : Through	Extent : Light, Ar out	2033 ea Affect	* * ed : 5%	5	\$101,300		
Exposed Concrete	Cracking/0	Now Crumbling, : Parking	\$46,000 Extent : Moderate Garage	LIFE e, Area Aj	* * ffected : 1%	5	\$10,600		
	35%	3	-	LIFE	* *	5	\$147,800		

Site Enclosure

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.

MANHATTAN CIVIL COURT Asset # : 2049

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
te Enclosure								
Fence/Gates								
Chain Link	25%			2048	* *			
Iron Picket	75%			2048	* *			
te Pavements								
Public Sidewalk	1000/			0041	* *			
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways	1000/			LIPP	* *			
Masonry: Granite	100%			LIFE				
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2048	* *	5	\$1,900	
i used Dise Sw		ervation. F	Extent : Moderate, A		ected : 100%	5	ψ1,900	
	Location	: Electrica	al Room					
		: Electrico tion : 2- Ma		Bus Tie I	Disconnet Switches	Rated A	t 4000 Amperes	
				Bus Tie I	Disconnet Switches	Rated A	t 4000 Amperes	
Transformers	Explanat			Bus Tie I	Disconnet Switches	Rated A	t 4000 Amperes	
Transformers Dry Type	Explanat			Bus Tie 1	Disconnet Switches	Rated A	\$1,700 \$1,700	
	Explanat Each 100%	tion : 2- Ma		2041	* *		*	
	Explanat Each 100% Other Obs Location	tion : 2- Ma ervation, E : Mechani	ain Service And 1- Extent : Moderate, 2 Ecal Room	2041 Area Affe	* * ected : 100%	5	\$1,700	
	Explanat Each 100% Other Obs Location Explanat	tion : 2- Mo ervation, E : Mechani tion : 5- 30	ain Service And 1- Extent : Moderate, A ical Room Kilovolt-ampere 2	2041 Area Affe 08/120 V	* *	5	\$1,700	
Dry Type	Explanat Each 100% Other Obs Location Explanat	tion : 2- Mo ervation, E : Mechani tion : 5- 30	ain Service And 1- Extent : Moderate, 2 Ecal Room	2041 Area Affe 08/120 V	* * ected : 100%	5	\$1,700	
Dry Type Switchgear / Switchboard	Explanat Each 100% Other Obs Location Explanat And 4-40	tion : 2- Mo ervation, E : Mechani tion : 5- 30	ain Service And 1- Extent : Moderate, A ical Room Kilovolt-ampere 2	2041 Area Affe 08/120 V lts	* * ected : 100% Volts, 6-65 Kilovolt	5 -ampere	\$1,700 208/240 Volts	
Dry Type	Explanat Each 100% Other Obs Location Explanat And 4-40	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-a	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo	2041 Area Affe 08/120 V lts 2048	* * ected : 100% Volts, 6-65 Kilovolt * *	5	\$1,700	
Dry Type Switchgear / Switchboard	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E	ain Service And 1- Extent : Moderate, A Cal Room Kilovolt-ampere 2 Impere 208/240 Vo	2041 Area Affe 08/120 V lts 2048	* * ected : 100% Volts, 6-65 Kilovolt * *	5 -ampere	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe	* * ected : 100% Volts, 6-65 Kilovolt * * ected : 100%	5 -ampere	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard Air Circuit Breaker	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Cal Room Kilovolt-ampere 2 Impere 208/240 Vo	2041 Area Affe 08/120 V lts 2048 Area Affe	* * ected : 100% Volts, 6-65 Kilovolt * * ected : 100%	5 -ampere	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Bree	* * ected : 100% Volts, 6-65 Kilovolt * * ected : 100%	5 -ampere 5	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028	* * ected : 100% Volts, 6-65 Kilovolt * * ected : 100%	5 -ampere	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Bree	* * ccted : 100% /olts, 6-65 Kilovolt * * ected : 100% !ker \$123,800	5 -ampere 5	\$1,700 208/240 Volts	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards	Explanat Each 100% Other Obs Location Explanat And 4-4(100% Other Obs Location Explanat 20% 80%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028 2048	* * ccted : 100% /olts, 6-65 Kilovolt * * ected : 100% !ker \$123,800	5 -ampere 5 1 1	\$1,700 208/240 Volts \$2,300	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat 20% 80%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brea 2028 2048 2044	** ected : 100% Volts, 6-65 Kilovolt ** ected : 100% tker \$123,800 ** **	5 -ampere 5 1 1 5	\$1,700 208/240 Volts \$2,300 \$500	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Explanat Each 100% Other Obs Location Explanat And 4-4(100% Other Obs Location Explanat 20% 80%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028 2048 2044 2027	* * ected : 100% Volts, 6-65 Kilovolt * * ected : 100% tker \$123,800 * *	5 -ampere 5 1 1	\$1,700 208/240 Volts \$2,300 \$500 \$600	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat 20% 80%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brea 2028 2048 2044	** ected : 100% Yolts, 6-65 Kilovolt ** ected : 100% uker \$123,800 ** \$228,500	5 -ampere 5 1 1 1 5 5	\$1,700 208/240 Volts \$2,300 \$500	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat 20% 80%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-c ervation, E : Electricc	ain Service And 1- Extent : Moderate, A Ecal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028 2048 2044 2027	** ected : 100% Yolts, 6-65 Kilovolt ** ected : 100% uker \$123,800 ** \$228,500	5 -ampere 5 1 1 1 5 5	\$1,700 208/240 Volts \$2,300 \$500 \$600	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat 20% 80% 5% 5% 5% 90%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-d ervation, E : Electrica tion : Low 2-4	ain Service And 1- Extent : Moderate, A ical Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room Voltage Power Cir	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028 2048 2048 2044 2027 2044 2027 2044	** ected : 100% Yolts, 6-65 Kilovolt ** ected : 100% tker \$123,800 ** \$28,500 ** **	5 -ampere 5 1 1 1 5 5 5 5 5	\$1,700 208/240 Volts \$2,300 \$500 \$600	
Dry Type Switchgear / Switchboard Air Circuit Breaker Raceway Conduit Conduit Panelboards Fused Disc Sw Molded Case Bkrs Molded Case Bkrs Wiring	Explanat Each 100% Other Obs Location Explanat And 4-40 100% Other Obs Location Explanat 20% 80% 5% 5% 90%	tion : 2- Ma ervation, E : Mechani tion : 5- 30) Kilovolt-o ervation, E : Electrico tion : Low 2-4 Aged, Exte	ain Service And 1- Extent : Moderate, A Cal Room Kilovolt-ampere 2 Impere 208/240 Vo Extent : Moderate, A Il Room Voltage Power Cir Voltage Power Cir	2041 Area Affe 08/120 V lts 2048 Area Affe cuit Brec 2028 2048 2048 2044 2027 2044 2027 2044	** ected : 100% Yolts, 6-65 Kilovolt ** ected : 100% tker \$123,800 ** \$28,500 ** **	5 -ampere 5 1 1 1 5 5 5 5 5	\$1,700 208/240 Volts \$2,300 \$500 \$600	

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

MANHATTAN CIVIL COURT

Asset # : 2049

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Motor Controllers									
Locally Mounted	5%			2041	* *	5	\$200		
Motor Control Center	5%			2026	\$56,200	5	\$600		
		-	tent : Moderate, A ht Machinery Roon		eted : 100%				
Motor Control Center	90%			2041	* *	5	\$11,100		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$6,600		
Stand-by Power									
Transfer Switches									
Automatic	100%			2041	* *	1	\$138,900		
Generators							,		
Diesel	100%			2037	* *	1	\$174,800		
	Other Obs	ervation, E	Extent : Moderate,	Area A <u>f</u> fe	ected : 100%		,		
	Location	: Roof							
	Explanat	tion : 1250	Kilowatt Genset						
Batteries	1								
Lead/Acid	100%			2022	\$1,600	5	\$16,700		
Fuel Storage					. ,		. ,		
Day Tank	50%			2044	* *	5	\$41,900		
	Location	: Roof	Extent : Moderate, Gallons Capacity	Area Affe	ected : 100%				
Main Tank	50%		1 2	2056	* *	5	\$6,600		
	Other Obs Location	: Basemen	Extent : Moderate, nt Gallons Capacity	Area Affe	ected : 100%	5	\$0,000		
Lighting									
Interior Lighting									
Fluorescent	95%			2033	* *	10	\$393,200		
			res, Extent : Mode out The Building	rate, Are	a Affected : 100%				
Fluorescent	5%			2033	* *	10	\$20,700		
		ervation, E : Hallway.	Extent : Moderate, . s	Area Affe	ected : 100%				
			oact Fluorescent L	ight Fixti	ures				
Egress Lighting	Å	1		~					
Emergency, Service	40%			2033	* *	1			
Emergency, Battery	10%			2033	* *	10	\$10,900		
Exit, LED	50%			2056	* *	1			
Exterior Lighting									
HID	15%			2028	\$270,500	10	\$200		
Incandescent	15%			2028	\$229,500	2	\$100		
No Component	70%				÷==>,000	-	<i><i>4</i>¹⁰⁰</i>		

Alarm

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.

MANHATTAN CIVIL COURT

Asset # : 2049

Electrical							
		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2033	* *	1	\$50,600	
		ervation, Extent : Moderate,	Area Affe	ected : 100%			
		a : Outside					
Fire/Smoke Detection	Explana	tion : CCTV Surveillance Car	nera Syst	em			
No Component	30%						
Generic, Digital	70%		2033	* *	1-3	\$200,600	
	1070		2000		15	\$200,000	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)	FY		(Yrs)		
Туре							
Heating							
Energy Source Utility Steam	100%		2038	* *	1		
Othity Steam		ervation, Extent : Light, Area		· 100%	1		
		e : Basement	ingecieu	. 10070			
		tion : Steam From Con Ediso	n				
Conversion Equipment	1						
Pres. Reducing	100%		2031	* *	5	\$26,800	
Valve/LP Steam							
Distribution							
Central Plant Steam	100%		2038	* *	4	\$33,400	
Central Plant Steam Piping/Pmp	100%		2038	* *	4	\$33,400	
Central Plant Steam Piping/Pmp Terminal Devices							
Central Plant Steam Piping/Pmp Terminal Devices Air Handler	100%		2038 2023	* * \$6,287,800	4	\$33,400 \$279,100	
Central Plant Steam Piping/Pmp Terminal Devices <u>Air Handler</u> Air Conditioning							
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source	100%		2023		1		
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u>				\$6,287,800			
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment	100%		2023 2036	\$6,287,800	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u>	100% 100% ler 90%		2023 2036 2031	\$6,287,800 * * * *	1		
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment	100% 100% ler 90% <i>Other Obs</i>	ervation, Extent : Light, Area : Basement Mechanical Roo	2023 2036 2031 Affected	\$6,287,800 * * * *	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment	100% 100% ler 90% Other Obs Location	ervation, Extent : Light, Area	2023 2036 2031 Affected	\$6,287,800 * * * *	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chil	100% 100% ler 90% Other Obs Location Explana	ervation, Extent : Light, Area : Basement Mechanical Roo	2023 2036 2031 Affected m	\$6,287,800 ** ** ': 90%	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment	100% 100% ler 90% <i>Other Obs</i> <i>Locatior</i> <i>Explana</i> 10%	ervation, Extent : Light, Area : Basement Mechanical Roo tion : R123 Refrigerant	2023 2036 2031 Affected m 2028	\$6,287,800 ** ** ** ** \$90%	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chil	<u>100%</u> <u>100%</u> ler 90% <i>Other Obs</i> <i>Locatior</i> <i>Explana</i> 10% <i>R-22 Refr</i>	ervation, Extent : Light, Area : Basement Mechanical Roo	2023 2036 2031 Affected m 2028	\$6,287,800 ** ** ** ** \$90%	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chil	<u>100%</u> <u>100%</u> ler 90% <i>Other Obs</i> <i>Locatior</i> <i>Explana</i> 10% <i>R-22 Refr</i>	ervation, Extent : Light, Area 1 : Basement Mechanical Roo tion : R123 Refrigerant igerant, Extent : Light, Area A	2023 2036 2031 Affected m 2028	\$6,287,800 ** ** ** ** \$90%	1	\$279,100	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chill Split Unit	<u>100%</u> <u>100%</u> ler 90% <i>Other Obs</i> <i>Locatior</i> <i>Explana</i> 10% <i>R-22 Refr</i>	ervation, Extent : Light, Area 1 : Basement Mechanical Roo tion : R123 Refrigerant igerant, Extent : Light, Area A	2023 2036 2031 Affected m 2028	\$6,287,800 ** ** ** ** \$90%	1	\$279,100	
Central Plant Steam Piping/Pmp Terminal Devices Air Handler Air Conditioning Energy Source Electricity Conversion Equipment Centrifugal, Elec Chill Split Unit Distribution	100% 100% ler 90% Other Obs Location Explana 10% R-22 Refr Location	ervation, Extent : Light, Area 1 : Basement Mechanical Roo tion : R123 Refrigerant igerant, Extent : Light, Area A	2023 2036 2031 Affected m 2028 Affected :	\$6,287,800 ** ** ** ** \$90% \$954,500 10%	1 1 1	\$279,100 \$439,600	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chill Split Unit Distribution <u>CW & CHW Wtr</u> <u>Pipe/Pump</u> Terminal Devices	100% 100% ler 90% Other Obs Location Explana 10% R-22 Refr. Location 100%	ervation, Extent : Light, Area 1 : Basement Mechanical Roo tion : R123 Refrigerant igerant, Extent : Light, Area A	2023 2036 2031 Affected m 2028 Affected : 2038	\$6,287,800 ** ** ** ** \$90% \$954,500 10% **	1 1 1	\$279,100 \$439,600 \$33,400	
Central Plant Steam <u>Piping/Pmp</u> Terminal Devices <u>Air Handler</u> Air Conditioning Energy Source <u>Electricity</u> Conversion Equipment Centrifugal, Elec Chill Split Unit Distribution CW & CHW Wtr <u>Pipe/Pump</u>	100% 100% ler 90% Other Obs Location Explana 10% R-22 Refr Location	ervation, Extent : Light, Area : Basement Mechanical Roo tion : R123 Refrigerant igerant, Extent : Light, Area A : Rooftop	2023 2036 2031 Affected m 2028 Affected :	\$6,287,800 ** ** ** ** \$90% \$954,500 10%	1 1 1	\$279,100 \$439,600	

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

Asset # : 2049

Mechanical	Current Repair Future Replac			e Replacement	eplacement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Heat Rejection								
Air Cooled Condenser	10%		2028	\$90,200	2	\$31,400		
Unit								
Water Cooling Tower	90%		2026	\$1,527,300	2	\$408,800		
Ventilation								
Distribution	1000/		LIEE	* *	2.5	¢251 700		
Ductwork/Diffusers	100%		LIFE		2-5	\$251,700		
Exhaust Fans	1000/		2028	¢1 500 000	2	¢12 000		
	100%		2028	\$1,590,900	2	\$13,800		
Plumbing H/C Water Piping								
Brass/Copper	100%		2038	* *	1			
Water Heater	10070		2038		1			
Electric	1%		2026	\$3,900	4			
Electric		ervation, Extent : Light, Area			7			
		: Subbasement	Ijjecieu	. 170				
		tion : 40 Gallons For Staff We	ish Room	1				
No Component	<u>99%</u>	10h . 40 Guilons I or Slugg H l	ish Room					
No Component	99%							
HW Heat Exchanger Steam Fired	100%		2038	* *	4	\$66,900		
	100%		2038		4	\$00,900		
Sanitary Piping Cast Iron	100%		LIFE	* *	1			
	100%		LIFE		1			
Storm Drain Piping Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		LIFE		1			
Non-Submersible	100%		2028	\$68,200	4	\$9,500		
Sewage Ejector(s)	10070		2020	\$00,200	Ŧ	\$9,500		
Compressed Air	100%		2038	* *	4	\$6,800		
Fixtures	10070		2050		т	\$0,000		
Generic	100%							
Vertical Transport	10070							
Elevators								
Geared Traction	100%		LIFE	* *				
Geared Traction		ervation, Extent : Light, Area		· 100%				
		: 6 Units From 1st To 12th F			ent To 12	th Floor 1		
	Freight	Unit From Basement To 12th . tion : 11 Units		into i rom Dasenk				
Fire Suppression								
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		
Guivilu	100/0		2001		1	Ψ0 - ,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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: MANHATTAN CRIMINAL COURTS	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	1,2,15,17,18								
Block	: 167 Lot : 1	BIN	: 1079000							

CAPITAL	FY 2021 - 2024	FY 2025 - 2030		
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		
Total	\$20,553,500	\$18,761,100		
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		
Total	\$20,553,500	\$18,761,100		

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



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.

Asset # : 2072

Architecture	Current Repair Future Replacement				Μ			
System Component Type		^r ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	700/	NT	#2 (72 (00	TIPE	* *	-	¢ 476 600	
Masonry: Limestone	70% Staining/Dis		\$3,672,600 Extent : Severe, A	LIFE		5	\$476,600	
	Location :	0		reu Ajjet	<i>neu</i> . 5070			
		-	tent : Moderate, 2	Area Affe	cted · 10%			
	Location :			n cu nyje	cica : 1070			
Metal Panel	15%	Now	\$35,000	2039	* *	5	\$255,300	
Wietur i unoi			ents, Extent : Mod		ea Affected : 2%	5	\$255,500	
		0	Cooling Tower Roo		00			
			ctent : Light, Area	•	•			
			Cooling Tower Roe					
	Explanatio	on : This A	ctually Lead Coa	ted Copp	er Cladding			
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	\$1,936,100	10	\$134,900	
	-		t, Extent : Light, A	lrea Affec	cted : 5%			
. . .	Location :	Various F	Rooftop Locations					
Interior Floors								
Carpet	14%			2025	\$2 718 000	2	\$301,900	
Carpet Cast in Place Concrete	14%			LIFE	\$2,718,000 * *	3 5	\$314,500	
Cast III Flace Concrete		tration Fr	tent : Moderate, A		cted · 15%	5	\$514,500	
	Location :			1 <i>i</i> eu 21 <i>jj</i> e	cica : 1570			
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	\$5,172,900	3	\$215,700	
	1070			2027	<i>40,172,700</i>	5	<i><i><i><i>v</i>²¹³</i>, <i>v⁰</i></i></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.

Asset # : 2072

Architecture	Current Repair Future Replacement			М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior						•		
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
		etration, E : Sub-bas	Extent : Moderate, A ement	Area Affe	cted : 10%			
Gypsum Board	5%			LIFE	* *	5	\$43,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	15%			LIFE	* *			
Plaster	23%	Now	\$142,400	LIFE	* *	5	\$100,700	
	-	-	, Extent : Moderate , F At Penthouse	e, Area Aj	ffected : 5%			
	Water Per	etration, E	Extent : Moderate, A	Area Affe	cted : 5%			
	Location	: Stairs E	, F At Penthouse					
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	
	-	-	, Extent : Severe, A , F At Penthouse	rea Affec	eted : 20%			
			Extent : Moderate, A , F At Penthouse	Area Affe	cted : 5%			
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	
lite 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		Now	\$2,400	2042	* *			
		0	nents, Extent : Ligh					
		: Corner	Of Hogan Place An	d Baxter	Street By Hydran	t		
Under Construction	15%							
On-Site Walkways								
Masonry: Granite	Jnt Morta		\$5,100 d, Extent : Moderat s At Entry	LIFE te, Area A	* * Affected : 25%			
Magazza		. In Stall	~ Lini y	LIPP	* *			
Masonry: Granite		ervation, 1 : ADA Ra	Extent : Light, Area mps	LIFE Affected				
			er Construction					

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.

Asset # : 2072

lectrical	Current Repair		Future Re	placement	Μ	aintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment						_		
Fused Disc Sw	100%	· · · ·	· · · · · · · ·	2049	* *	5	\$4,100	
		ervation, E : Electrica	Extent : Light, Area	Affected : 10	0%			
			u Room ain Service Switche	s Rated At Al)00 Amnaras A	Tach		
Switchgear / Switchboard	Елрійни	10h . 4- Mi	un service swiiche	s Ruleu Al 40	100 Amperes E	acn		
Fused Disc Sw	20%			2049	* *	5	\$800	
Molded Case Bkrs	80%			2049	* *	5	\$20,200	
Raceway	0070			2019		0	\$20,200	
Conduit	100%			2039	* *	1		
Panelboards								
Fused Disc Sw	15%			2037	* *	5	\$3,300	
Molded Case Bkrs	85%			2037	* *	5	\$21,500	
Wiring								
Braided Cloth	10%	2-4	\$173,400	2054	* *	1		
		-	ent : Moderate, Are	a Affected : 1	00%			
	Location	: Through	out The Building					
Thermoplastic	90%			2039	* *	1		
Motor Controllers								
Locally Mounted	90%			2034	* *	5	\$5,800	
Motor Control Center	10%			2034	* *	5	\$2,600	
round								
Grounding Devices	1000/				* *	-	¢14.100	
Generic	100%			LIFE	~ ~	5	\$14,100	
and-by Power								
Transfer Switches Automatic	100%			2034	* *	1	\$295,500	
Generators	10070			2034		1	\$295,500	
Diesel	100%			2032	* *	1	\$372,000	
Dieser		ervation F	xtent : Light, Area		0%	1	\$572,000	
		: Basemen	-	njjecica i 10	070			
	Explana	tion : Emer	gency Generator R	ated At 1250	Kilowatts			
Batteries			8,					
Lead/Acid	100%			2022	\$1,600	5	\$35,600	
Fuel Storage								
Day Tank	50%			2037	* *	5	\$89,100	
2	Other Obs	ervation, E	xtent : Light, Area	Affected : 10	0%			
	Location	: Generate	or Room					
	Explana	tion : 275 (Gallon Capacity					
Main Tank	50%			2032	* *	5	\$14,100	
	Other Obs	ervation, E	xtent : Light, Area	Affected : 10	0%			
	Location	: Basemen	at a start star					
	Explana	tion · 75.00	0 Gallon Capacity					

Lighting

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.

Asset # : 2072

Electrical		Current Repair Future Replacement				aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	97%		2034	* *	10	\$854,600	
	-	And Fixtures, Extent : Light, : Throughout The Building	Area Afj	fected : 100%			
HID	1%		2029	\$24,900	10	\$300	
Incandescent	1%		2029	\$167,100	2	\$200	
LED	1%		2034	* *			
	Location	rvation, Extent : Light, Area : Chiller Room		! : 100%			
	Explanati	on : LED Lighting Observed					
Egress Lighting	450/		2020	¢224.000	1		
Emergency, Service	45%		2029	\$224,900	1	¢11.000	
Emergency, Battery	5%		2029	\$68,500 * *	10	\$11,600	
Exit, LED	50%		2044		1		
Exterior Lighting HID	10%		2029	\$383,800	10	\$300	
Incandescent	5%		2029	\$162,900	2	\$100	
No Component	85%		2024	ψ102 , 900	2	\$100	
larm	0070						
Security System							
No Component	70%						
Generic	30%		2029	\$922,300	1	\$107,600	
	Other Obse	ervation, Extent : Light, Area	Affected	: 100%			
	Location	: Hallways					
	Explanati	on : CCTV Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	25%		2034	* *	1-3	\$148,000	
		ervation, Extent : Light, Area	Affected	!: 100%			
		: Throughout The Building					
		on : Strobe Lights, Horns, M					
Generic, Digital		0-2 \$26,300			1-3	\$26,900	
	Location	ning, Extent : Light, Area Aff : Throughout					
		rvation, Extent : Light, Area : Throughout	Affected	: 100%			
	Explanati	on : False Alarms And Trout	ble Alarn	ıs			

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

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.

Asset # : 2072

Mechanical	Current	Current Repair Future Replacement Maintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment Steam Boiler	100% Now Not Energy Efficient, Location : No. 1 An Not in Service, Extend Location : 1 Of 4 Bo	d No. 2 Burners t : Severe, Area Afj pilers In Sub-basen	fected : 259 nent	%	1	\$856,200		
	Other Observation, E	-	Affected :	100%				
	Location : Sub-base Explanation : 4 Uni							
Distribution		15						
Central Plant Steam Piping/Pmp	100% Now	\$1,610,900	2039	* *	4	\$47,300		
	Corroded, Extent : M Location : Condens Damaged, Extent : Se Location : Condens Steam Traps Faulty, I Location : Various	ate Drain Pipe, Su were, Area Affecter ate Surge Tank Ne Extent : Moderate,	b-basemen d : 10% eds Replac	t ement				
Terminal Devices	5 0/) I	¢((0, 0 00	2020	* *		\$2 < 7 00		
Air Handler	5% Now Malfunctioning, Exter Location : 18th Flor On Extended Life, Ex Location : 18th Flor	or Fan Room tent : Light, Area A	-	00%	1	\$26,700		
Air Handler	20% 0-2 On Extended Life, Ex Location : Fan Roo		2039 Affected :	* *	1	\$106,900		
Convector/Radiator	75%		2027	\$3,821,600	1	\$232,700		
Air Conditioning								
Energy Source Electricity	100%		2037	* *	1			
Conversion Equipment	10070		2037		-			
Centrifugal, Elec Chill	ler 35% R-134a Refrigerant, 1 Location : Basemen	-	2038 a Affected :	* * 35%	1	\$363,800		
Exterior Pkg Unit - Cooling	5%	•	2024	\$385,400	2	\$2,900		
	R-22 Refrigerant, Ext Location : 18th Floo	-	ffected : 5	%				
Window/Wall Unit No Component	50% 10%		2024	\$991,700	1			

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.

Asset # : 2072

Mechanical	Current Repair Future Replacement					Μ		
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Air Conditioning								
Distribution CW & CHW Wtr Pipe/Pump	35%	Now	\$18,300	2039	* *	4	\$16,600	
r ipo, r unip	•	-	nt : Severe, Area A lves, Various Loca		30%			
No Component	65%							
Terminal Devices Air Handler/Cool/Ht		0-2 led Life, Ex : Fan Roo	\$3,362,500 tent : Moderate, A m	2039 rea Affec	* * ted : 100%	1	\$187,100	
No Component	65%							
Heat Rejection Water Cooling Tower	Malfunction Location Recent Ins	: Insufficie	Extent : Light, Area	ng Water	· Damage At Uppe	2 r Roof	\$270,700	
No Component	65%							
rentilation								
Distribution Ductwork/Diffusers	Damaged,		\$175,400 evere, Area Affecte e, 18th Floor Rooj		* *	2-5	\$535,700	
Exhaust Fans Interior			\$3,047,600 tent : Moderate, A	2039 rea Affec	* * ted : 100%	2	\$21,200	
Interior	10% Malfunctio	Now oning, Exte	\$338,600 nt : Severe, Area A or Fan Room	2039 ffected :	* *	2	\$2,400	
lumbing								
H/C Water Piping Brass/Copper	Pump(s) N		\$49,700 ing, Extent : Mode umps Not Function		\$993,300 a Affected : 20%	1		
Brass/Copper	86%			2049	* *	1		
HW Heat Exchanger Steam Fired	Corroded,	Now Extent : Se : Basemen	\$151,600 evere, Area Affecte	2039 d : 20%	* *	4	\$95,000	
Sanitary Piping	Locanon	. Dusemen	c -					
Cast Iron	Blockage		\$139,300 Extent : Severe, Arc ementt And Basemo		* * ed : 5%	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

 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.

Asset # : 2072

Mechanical	Current Repair	Futur	e Replacement	Μ		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)		*-1 1 0 0 0 0 0 0			* • - • • •	
Non-Submersible	88% 0-2	\$51,100 2039	* *	4	\$17,900	
	Malfunctioning, Extent : Me	oderate, Area Affecte	d : 100%			
	Location : Basement					
Non-Submersible	12%	2039	* *	4	\$2,400	
Sewage Ejector(s)						
Electric	94% 0-2	\$51,500 2039	* *	4	\$35,900	
	Malfunctioning, Extent : Me	oderate, Area Affecte	d : 100%			
	Location : Basement		1000/			
	Other Observation, Extent :	Light, Area Affectea	: 100%			
	Location : Sub-basement	•.				
	Explanation : 3 Duplex U					
Electric	6%	2039	* *	4	\$2,300	
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent :					
	Location : 19 Units From	0 11		ant To 1	7th Floor 2 Units	
	From Basement To 16th F		Onii 170m Dusem	eni 101	<i>in 11001, 2 Onus</i>	
	Explanation : 22 Units					
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 @ LEONAF	RD 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			

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$7,251,100	\$24,595,600
Importance Code A	\$530,000	\$1,114,800
Importance Code B	\$6,336,800	\$23,308,100
Importance Code C	\$384,300	\$172,700
Total	\$7,251,100	\$24,595,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$384,400	\$370,800	\$483,600	\$375,600
Importance Code A		\$51,800		\$18,300
Importance Code B	\$384,400	\$319,000	\$472,200	\$357,300
Importance Code C			\$11,400	
Total	\$384,400	\$370,800	\$483,600	\$375,600



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

MANHATTAN FAMILY COURT

Asset # : 2048

rchitecture	Current	Repair	Future	Replacement	М	laintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Cast in Place Concrete	8% Now	\$101,700	LIFE	* *	5	\$170,400	
	Water Penetration, E						
	Location : Foundat	tion At B Level, Gai					
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	0.50/		2015	باد بان	-	#2 0.000	
Aluminum	95%		2045	* *	5	\$38,800	
Metal Louvers	5%		2038	* *	10	\$12,800	
Parapets	0.50/		2040	ىكە يەل	-	**	
Metal Panel	85%		2049	* *	5	\$34,400	
Metal Rail	15%		2042	· · ·	5-10	\$28,400	
Roof	250/		2024	* *	10	¢ 4 6 500	
IRMA/Protected Membrane	35%		2034	* *	10	\$46,500	
Memorane	Other Observation, B	Extent : Light, Area	Affected :	100%			
	Location : Outdoor	-	55				
	Explanation : Cast	Stone Paver Ballas	sted				
Modified Bitumen	65%		2034	* *	10	\$86,400	
Soffits						. ,	
Metal Panel	100%		2049	* *	5-10		
erior							
Floors							
Cast in Place Concrete	5% Now	\$71,500	LIFE	* *	5	\$71,100	
	Cracking/Crumbling		, Area Affe	cted : 15%			
	Location : Loading						
	Water Penetration, E		Area Affecte	ed : 15%			
	Location : Loading						
	Other Observation, H		a Affected	: 100%			
	Location : Loading						
	Explanation : Floor	r Slab Is Pitched In	The Wrong	g Direction.			
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	
	Cracking/Crumbling						
	Location : Offices	And Waiting Areas	Throughou	t			

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.

MANHATTAN FAMILY COURT

Asset # : 2048

Architecture	C	urrent R	epair	Futur	e Replacement	М	aintenance	
System Component Type		iil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior	•							
Interior Walls								
Cast in Place Concrete	10% 1		\$304,200	LIFE	* *			
			tent : Severe, Area l In Basements	a Affecte	d : 15%			
Ceramic Tile	5%			2038	* *	5	\$22,700	
Concrete Masonry Unit		Now	\$80,100	LIFE	* *	5	\$27,300	
Concrete Musonity Chit			ent : Moderate, Ar		ted : 15%	5	<i>\\\\</i>	
					loor Mechanical.	Penthous	re	
			Moderate, Area Aj					
	Location : 1			,				
		-	nt : Moderate, Are	a Affecte	d : 5%			
			Area In Basement	55				
Gypsum Board	30%	0		LIFE	* *	5	\$81,800	
Marble Panels	5%			LIFE	* *	U	<i>Q</i> 01,000	
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	
	Broken/Missi	ng Elemo	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location : I							
	Cracking/Cri	mbling,	Extent : Severe, A	rea Affec	eted : 25%			
	Location : I	Basement						
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	
	Other Observ	ation, E:	ctent : Light, Area	Affected	: 5%			
	Location : I	Entrance	Lobby Area					
	Explanatior	: Staini	ng From Water Le	ak				
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	* *			
			Extent : Light, Are					
	Location : S	outheas	Corner On Lafay	ette Stre	et			
On-Site Walkways	••••			00.10	ىلە بىلە			
Cast in Place Concrete	20%			2042	* *			
Masonry: Granite	80%			LIFE	* *			
Parking/Driveway	1000/			2024	* *			
Cast in Place Concrete	100%			2034				

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.

MANHATTAN FAMILY COURT

Asset # : 2048

Electrical		Current Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment Fused Disc Sw		servation, Extent : Light, Area	2049 a Affected	* *	5	\$600	
		1 : Electrical Room tion : Main Service Switch Ra	ated At 30	00 Amperes			
Fused Disc Sw	Location	servation, Extent : Light, Area 1 : Electrical Room tion : Two Main Service Swit			5 Each	\$1,500	
Transformers	Ехріана	uon . 1 wo Main Service Swit	ches Kulet	i Ai 5000 Amperes	Euch		
Dry Type		servation, Extent : Light, Area 1 : Basement	2034 a Affected	* *	5	\$1,800	
	Explana	tion : 30 Kilovolt-ampere, 48	0/208/120	Volts			
Switchgear / Switchboard Fused Disc Sw	30%		2049	* *	5	\$600	
Molded Case Bkrs	70%		2029	\$361,900	5	\$9,000	
Raceway							
Conduit	100%		2039	* *	1		
Panelboards	150/		2029	¢95 400	E	¢1 700	
Fused Disc Sw Molded Case Bkrs	15% 55%		2028 2037	\$85,400 * *	5 5	\$1,700 \$7,100	
Molded Case Bkrs	30%		2037	* *	5	\$3,900	
Wiring Thermoplastic	100%		2039	* *	1	\$5,500	
Motor Controllers	10070		2039		1		
Locally Mounted	20%		2042	* *	5	\$700	
Motor Control Center	80%		2034	* *	5	\$10,700	
fround						-	
Grounding Devices Generic	100%		LIFE	* *	5	\$7,200	
tand-by Power							
Transfer Switches	- ~ ~ ·			مار مار		A	
Automatic	50%		2042	* *	1	\$75,500	
Automatic	50%		2034	ጥ ጥ	1	\$75,500	
Generators Diesel	100% Other Obs	servation, Extent : Light, Area	2025 a Affected	\$1,293,900 : 100%	1	\$190,100	
		a : Generator Room					
	Explana	tion : Emergency Generator	Rated At 2	50 Kilowatt			
Batteries Nickel Cadmium	100%		2021	\$1,600	5	\$109,400	

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.

MANHATTAN FAMILY COURT

Asset # : 2048

Electrical	Current Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
tand-by Power						
Fuel Storage		• • • •	\$10,000	_		
Day Tank	50% Other Observation, Extent : Light, Ard Location : Generator Room	2028 ea Affectea	\$18,900 ! : 100%	5	\$45,500	
	Explanation : 275 Gallon Capacity					
Main Tank	50% Other Observation, Extent : Light, Ar Location : Basement Explanation : 400 Gallon Capacity	2032 ea Affectea	* * ! : 100%	5	\$7,200	
Jighting	· · ·					
Interior Lighting						
Fluorescent	2% Compact Fluorescent Light, Extent : I Location : Hallways	2029 Light, Area	\$170,800 Affected : 100%	10	\$9,000	
Fluorescent	94%	2029	\$8,026,300	10	\$423,300	
	T-8 Lamps And Fixtures, Extent : Lig Location : Throughout The Building	ht, Area Af		10	¢ 120,000	
HID	2%	2034	* *	10	\$300	
	Other Observation, Extent : Light, Ar Location : In Chiller Room Explanation : HID Lighting Observe		! : 100%			
LED	2%	2034	* *			
	Other Observation, Extent : Light, Arc Location : Lobby		! : 100%			
	Explanation : LED Lighting Observe	ed				
Egress Lighting						
Emergency, Service	15%	2024	\$38,300	1		
Emergency, Service	30%	2034	**	1	#= 000	
Emergency, Battery	5% 500/	2029	\$35,000 * *	10	\$5,900	
Exit, LED	50%	2057	•• ••	1		
Exterior Lighting HID	20%	2029	\$392,300	10	\$300	
No Component	80%	2029	\$392,300	10	\$300	
Alarm	8070					
Security System						
No Component	70%					
Generic	30%	2029	\$471,400	1	\$55,000	
	Other Observation, Extent : Light, Ar Location : Hallways And Outside Explanation : CCTV Surveillance C	ea Affectea			,	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$90,800	
, 2-5	Other Observation, Extent : Light, Art Location : Throughout The Building	ea Affectea	! : 100%		<i></i>	
	Explanation : Strobe Lights, Manua	l Pull Stati	ons, Smoke Detect	ors, Alari	m Bells And Horns	

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.

MANHATTAN FAMILY COURT

Asset # : 2048

			ASSEL # . Z	040				
lechanical		Current Re	epair	Futur	e Replacement	М	laintenance	
ystem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
eating								
Energy Source								
Utility Steam	100%			2039	* *	1		
			tent : Light, Area	Affected	: 100%			
		1 : Throughou						
Conversion Equinment	Explana	tion : Steam	From Con Edisor	1				
Conversion Equipment Pres. Reducing	100%			2032	* *	5	\$29,200	
Valve/LP Steam	10070			2032		5	\$27,200	
	Other Obs	servation, Ex	tent : Light, Area	Affected	: 40%			
	Location	ı : Sub-basen	ient					
	Explana	tion : Two H	eat Exchangers					
Distribution								
Hot Wtr Piping/Pump		Now	\$60,700	2037	* *	4	\$9,700	
		: Extent : Sev 1 : Basement	ere, Area Affecte	d : 15%				
Steam Piping/Pump		Now	\$25,800	2039	* *			
	-	Extent : Mo 1 : Basement	derate, Area Affe Valves	cted: 50	%			
			: Moderate, Are	a Affacta	1 . 100%			
		-	Condensate Retu					
Terminal Devices				· · · · · · · · · · · · · · · · · · ·				
Air Handler	75%	Now	\$102,600	2024	\$5,130,600	1	\$204,900	
	Damper(s) Malfunction	ning, Extent : Mo	derate, A	rea Affected : 50%	6		
	Location	n : Mechanico	al Rooms					
		-	: Severe, Area A		100%			
	Location	n : Mechanico	al Room Controls	5				
Convector/Radiator	25%			2027	\$651,100	1	\$39,600	
ir Conditioning								
Energy Source	1000/			2045	* *	1		
Electricity	100%			2045	* *	l		
Conversion Equipment Centrifugal, Elec Chille	r 030/2	Now	\$102,400	2032	* *	1	\$444,700	
Continugai, Elec Chille			: Severe, Area A		100%	1	φ ,/00	
		i : Chiller Co						
	R-134a Re	efrigerant, Ex	tent : Light, Area	a Affected	l : 95%			
		i : Sub-basen		00				
	Explana	tion : Three	Units					
Split Unit	7%			2029	\$726,900			
Distribution								
CW & CHW Wtr	95%	Now	\$112,800	2039	* *	4	\$23,000	
Pipe/Pump				1000				
			e, Area Affected :	100%				
		n : Chiller Ro	-	<i>CC</i> 1	200/			
	•	-	: Severe, Area A al Room Valves	<i>JJected</i> :	20%			
			a Room vaives					
No Component	5%							

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.

MANHATTAN FAMILY COURT

Asset # : 2048

Mechanical		Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ir Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	95%		2029	\$5,183,400	1	\$288,400	
Fan Coil - 2 Pipe	5%		2029	\$462,800	1	\$7,900	
Heat Rejection							
Water Cooling Tower	100%		2027	\$1,846,200	2	\$494,100	
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$273,800	
Exhaust Fans							
Interior	100%		2029	\$1,730,800	2	\$15,000	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2049	* *	1		
HW Heat Exchanger							
Steam Fired	80%	0-2 \$62,000	2039	* *	4	\$38,800	
		Extent : Moderate, Area Affe	ected : 10%	6			
		: Coil Connections					
No Component	20%						
Sanitary Piping							
Cast Iron		Now \$36,300	LIFE	* *	1		
		ent, Extent : Severe, Area Aff	ected : 5%	<i>2</i>			
		: Kitchen Sink Drain Leaks					
Cast Iron	49%		LIFE	* *	1		
Storm Drain Piping	1000/			* *			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2020	#740 00		¢15 (00	
Non-Submersible	100%		2029	\$74,200	4	\$15,600	
Sewage Ejector(s)	1000/		2020	¢140,100	4	¢20.200	
Electric	100%		2029	\$140,100	4	\$29,300	
Fixtures	1000/						
Generic	100%						
ertical Transport							
Elevators	90%		LIEE	* *			
Geared Traction		ervation, Extent : Light, Area	LIFE Affected				
		: Seven Units - Basement To			To 11th	Floor One Unit -	
	lst To 71		111111100	<i>m</i> , <i>One Onu</i> - 1 <i>s</i>	10 1111	1 loor, One Onli -	
		tion : 9 Units					
Hydraulic	10%		LIFE	* *			
		ervation, Extent : Light, Area		: 10%			
		: 1st To 2nd Floor	55				
	Explana	tion : 1 Unit					
ire Suppression	r						
Standpipe							
Generic	100%		2049	* *	1-5	\$247,600	
Generie							
Sprinkler							

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

MANHATTAN FAMILY COURT

Asset # : 2048

Mechanical	Current Re	pair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%	2032	* *	1	\$91,700	

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	: MANHATTAN SUPREME COURT	
Address	: 60 CENTRE STREET BTWN: WORT	H 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$8,811,900	\$24,476,200
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
Total	\$8,811,900	\$24,476,200

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



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.

Asset # : 2051

rchitecture	Current Repair Future Replace					cement Maintenance			
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
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		
	Jnt Mortai	r Miss/Ero	d, Extent : Moderat	e, Area A	Affected : 20%				
	Location	: Upper F	loors, Pediment						
	Staining/D	Discoloring	, Extent : Moderate	, Area A	ffected : 25%				
	Location	: Pedimen	t, Cornice, Throug	hout					
	Water Pen	etration, E	Extent : Moderate, A	1rea Affe	cted : 10%				
	Location	: At Grou	nd Level East Side						
Metal Panel	3%			2040	* *	5-10	\$168,000		
	-	ervation, E	Extent : Light, Area		: 100%		<i> </i>		
	Location	: Intermit	tent Panels Betwee	n Window	vs - Street Facades	5			
	Explanat	tion : Lead	Panels						
Windows	î								
Bronze/Brass	25%	4+	\$460,700	2038	* *	5	\$143,400		
	Deteriorat	ed Finish,	Extent : Light, Are	a Affecte	d : 2%				
	Location	: Main En	trance						
Metal Louvers	5%			2039	* *	10	\$57,400		
Steel	70%	4+	\$386,000	2038	* *	5	\$803,000		
	Corrosion	Rusting, E	Extent : Moderate, 2	1rea Affe	cted : 10%				
		: Through		00					
		-	Extent : Moderate, 2	1rea Affe	cted : 5%				
			r Corridor, Basem						
Parapets									
Masonry: Brick	35%			LIFE	* *	5-10	\$45,300		
Masonry: Granite	53%	Now	\$198,200	LIFE	* *	5	\$12,600		
2	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	-	: Coping		55					
			Extent : Severe, Are	a Affecte	d : 20%				
		: Coping		55					
Metal Panel	2%	. 0		2050	* *	5	\$1,500		
Metal Rail	270 5%	0-2	\$2,900	2030	* *	5	\$6,700		
	-		\$2,900 Extent : Moderate, 2		cted · 10%	5	\$0,700		
		: Through							
Marhla David	5%			LIFE	* *	5 10	¢0 200		
Marble Panels	3%			LIFE		5-10	\$8,200		

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

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

Asset # : 2051

chitecture		Current R	epair	Futur	e Replaceme	ent	Μ	aintenance	
stem Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior									
Roof									
Cast in Place Concrete		Now	\$6,700	LIFE		* *			
			ctent : Moderate,	Area Affe	cted : 30%				
	Location :	Througho	out Areaways						
Copper/Terne	35%	Now	\$46,100	2045		* *			
	Gut/DS Non	n Func/Mis	s, Extent : Mode	rate, Area	Affected : 5%	6			
	Location :	Portico							
	Water Pene	tration, Ex	tent : Light, Area	a Affected	: 5%				
	Location :	Rotunda							
Modified Bitumen	45%	Now	\$1,197,900	2040		* *			1
	Blisters, Ext	tent : Mod	erate, Area Affec						
	Location :	Througho	out						
		-	derate, Area Affe	cted : 10%	⁄ 0				
	Location :								
	Water Pene	tration, Ex	tent : Severe, Ard	ea Affecte	d : 25%				
						Librai	ry, 2nd F	Floor Corridors	
	Location :	6th Floor	tent : Severe, Ard	4, 626, 62	9, 5th Floor	Librai	ry, 2nd F	Floor Corridors	
	Location :	6th Floor rvation, Ex	ctent : Severe, Ard - Rooms 615, 62 xtent : Moderate,	4, 626, 62	9, 5th Floor	Librai	ry, 2nd F	Floor Corridors	
	Location : Other Obser Location :	6th Floor rvation, Ex 6th Floor	ctent : Severe, Ard - Rooms 615, 62 xtent : Moderate, Roof	4, 626, 62 Area Affe	9, 5th Floor . cted : 35%		-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanatio	6th Floor rvation, Ex 6th Floor on : Water	ctent : Severe, Ard - Rooms 615, 62 xtent : Moderate, Roof Penetration At E	4, 626, 62 Area Affe Bracing Ar	9, 5th Floor . cted : 35%		-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanation 5%	6th Floor rvation, Ex 6th Floor on : Water Now	ctent : Severe, Ard - Rooms 615, 62 xtent : Moderate, Roof Penetration At E \$499,900	4, 626, 62 Area Affe Bracing Ar 2040	9, 5th Floor . cted : 35% achors For Pa	arape	-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanation 5%	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext	tent : Severe, Ard - Rooms 615, 62 (tent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, 2	4, 626, 62 Area Affe Bracing Ar 2040	9, 5th Floor . cted : 35% achors For Pa	arape	-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanatio 5% Deformed/E Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A	tent : Severe, Ard - Rooms 615, 62 tent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, A Areas	4, 626, 62 Area Affe Bracing Ar 2040 Area Affec	9, 5th Floor 1 cted : 35% achors For Pa eted : 10%	arape	-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanatio 5% Deformed/E Location : Unit Inoper	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter	tent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, A hreas ht : Moderate, Ar	4, 626, 62 Area Affe Bracing Ar 2040 Area Affec	9, 5th Floor 1 cted : 35% achors For Pa eted : 10%	arape	-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanatio 5% Deformed/E Location : Unit Inoper Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter Througho	tent : Severe, Ard - Rooms 615, 62 (tent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, A Areas nt : Moderate, Ar put 6th Floor	4, 626, 62 Area Affe Bracing Ar 2040 Area Affecte rea Affecte	9, 5th Floor . cted : 35% achors For Po eted : 10% ed : 50%	arape	-	Floor Corridors	
Skylight, Metal/Glass	Location : Other Obser Location : Explanatio 5% Deformed/E Location : Unit Inoper Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter Througho tration, Ex	etent : Severe, Ard - Rooms 615, 62 etent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, Ard Areas nt : Moderate, Ard out 6th Floor etent : Moderate,	4, 626, 62 Area Affe Bracing Ar 2040 Area Affecte rea Affecte	9, 5th Floor . cted : 35% achors For Po eted : 10% ed : 50%	arape	-	Floor Corridors	
	Location : Other Obser Location : Explanatio 5% Deformed/L Location : Unit Inoper Location : Water Pener Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter Througho tration, Ex Througho	etent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, A Areas nt : Moderate, Ar put 6th Floor etent : Moderate, out	4, 626, 62 Area Affe Bracing Ar 2040 Area Affec ea Affecte Area Affe	9, 5th Floor . cted : 35% achors For Po eted : 10% ed : 50%	arape	t Walls		
Skylight, Metal/Glass Sloped Glazing	Location : Other Obser Location : Explanatio 5% Deformed/L Location : Unit Inoper Location : Water Pener Location : 10%	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter Througho tration, Ex Througho Now	tent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, A hreas nt : Moderate, Ar but 6th Floor stent : Moderate, put \$1,148,000	4, 626, 62 Area Affe Bracing Ar 2040 Area Affecte Area Affe LIFE	9, 5th Floor : cted : 35% achors For Po eted : 10% ed : 50% cted : 50%	* *	-	Floor Corridors	
	Location : Other Observer Location : Explanation 5% Deformed/E Location : Unit Inoperver Location : Water Penever Location : 10% Corrosion/F	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exten Througho tration, Ex Througho Now Rusting, Ex	etent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, Ard teras nt : Moderate, Ard tott 6th Floor stent : Moderate, put \$1,148,000 stent : Moderate, put	4, 626, 62 Area Affe Bracing Ar 2040 Area Affecte Area Affe LIFE Area Affe	9, 5th Floor : cted : 35% achors For Po eted : 10% ed : 50% cted : 50%	* *	t Walls		
	Location : Other Observer Location : Explanation 5% Deformed/L Location : Unit Inoperver Location : Water Penever Location : 10% Corrosion/H Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Ext Various A able, Exter Througho tration, Ex Througho Rusting, Ex Steel Supp	etent : Severe, Ard - Rooms 615, 62 (tent : Moderate, - Roof - Penetration At E - State - State - State - State - State - State - State - State - State - State - State - State - State - State - State - State - State - Sta	4, 626, 62 Area Affe Bracing An 2040 Area Affecte Area Affe LIFE Area Affe g	29, 5th Floor : ccted : 35% achors For Po eted : 10% ed : 50% ccted : 50% ccted : 15%	* *	t Walls		
	Location : Other Observer Location : Explanation 5% Deformed/L Location : Unit Inoperver Location : Water Penever Location : 10% Corrosion/H Location :	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Exter Various A able, Exter Througho tration, Ex Througho Rusting, Ex Steel Supp tration, Ex	etent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, Ard teas mt : Moderate, Ard toth Floor stent : Moderate, Ard stent : Moderate, Ard \$1,148,000 stent : Moderate, ports For Glazing stent : Severe, Ard	4, 626, 62 Area Affe Bracing An 2040 Area Affecte Area Affe LIFE Area Affe g	29, 5th Floor : ccted : 35% achors For Po eted : 10% ed : 50% ccted : 50% ccted : 15%	* *	t Walls		
	Location : Other Obser Location : Explanation 5% Deformed/L Location : Unit Inoper Location : Water Pener Location : 10% Corrosion/K Location : Unit Inoper Location : Unit Inoper Loca	6th Floor rvation, Ex 6th Floor on : Water Now Dented, Exter Various A able, Exter Througho tration, Ex Througho Rusting, Ex Steel Supp tration, Ex	etent : Severe, Ard - Rooms 615, 62 stent : Moderate, Roof Penetration At E \$499,900 tent : Moderate, Ard teas mt : Moderate, Ard toth Floor stent : Moderate, Ard stent : Moderate, Ard \$1,148,000 stent : Moderate, ports For Glazing stent : Severe, Ard	4, 626, 62 Area Affe Bracing An 2040 Area Affecte Area Affe LIFE Area Affe g	29, 5th Floor : ccted : 35% achors For Po eted : 10% ed : 50% ccted : 50% ccted : 15%	* *	t Walls		

Interior

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

Asset # : 2051

rchitecture		Current F	Repair	Futur	e Replacement	М		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors								
Carpet			\$189,600 : Moderate, Area A Throughout 5th And	00		3	\$193,700	
Cast in Place Concrete	10%	0-2	\$103,000	LIFE	* *	5	\$188,300	
	-	-	Extent : Moderate out Sub-basement	, Area Aj	ffected : 10%			
Ceramic Tile	3%	0-2	\$28,800	2039	* *	5	\$12,900	
			Extent : Moderate hroughout 5th And					
Cork Tile	10%			2040	* *	5	\$75,300	
Marble Panels	13%			LIFE	* *	5	\$167,900	
Terrazzo	14%	2-4	\$128,900	LIFE	* *	5	\$94,200	
	-	Crumbling, : Basemen	<i>Extent : Moderate</i> <i>t</i>	, Area Aj	ffected : 15%			
Vinyl Tile	0	0	\$58,900 Extent : Light, Are It Basement Level	2030 ea Affecte	\$2,947,100 ed : 5%	3	\$113,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$84,600	
			nt, Extent : Light, A t And Sub-basemer		cted : 40%			
Masonry: Brick	5%			LIFE	* *	10	\$10,200	
			nt, Extent : Light, A t And Sub-basemer	00	cted : 40%			
Marble Panels	10%			LIFE	* *	10	\$27,100	
Plaster		Now	\$406,100	LIFE	* *	5	\$132,000	
		-	, Extent : Moderat					
			rs, Stairs, Various (
			xtent : Moderate, A	00				
	Location	: Corridor	rs, Stairs, Various (Offices A	nd Lobbies			
Wood	15%			LIFE	* *	5	\$812,400	

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.

Asset # : 2051

Architecture	Current	Repair	Futur	e Replacement	N	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Ceilings					_				
Exposed Concrete	10% Now Cracking/Crumbling Location : Sub-base Exposed Reinforceme	ement Boiler Room			5	\$13,500			
	Location : Through								
	Spalling, Extent : Ma								
	Location : Through								
Masonry: Infill Arch	3%		LIFE	* *	10	\$12,900			
·	Other Observation, E Location : Main Er		Affected	: 100%					
	Explanation : Unde	erside Of Portico							
Masonry: Marble	10%		LIFE	* *	1				
Plaster	15%		LIFE	* *	5-10	\$222,000			
Plaster	62% Now	\$402,900	LIFE	* *	5	\$333,600			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Corridors Throughout								
	Water Penetration, E Location : Corrido Floor Library, Base	rs, Waiting Areas, I	File Roor		oms 615, o	624, 626, 629, 5th			
Site Enclosure									
Fence/Gates									
Iron Picket	100%		2050	* *					
Free Standing Walls Masonry: Fieldstone	100%		2040	* *					
	Other Observation, E Location : Through Explanation : Mate	out	Ајјесіей	. 100%					
Retaining Walls	Explanation . Male	riai is Granile							
Masonry: Fieldstone	100%		2040	* *					
	Other Observation, E Location : Through Explanation : Mate	out		: 100%					
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	90%		2043	* *					
Pavers/Stone	10% Now Cracking/Crumbling Location : West Sia		2033 , Area Aj	* * ffected : 15%					

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.

Asset # : 2051

			A3300 // . E							
Architecture		Current	Repair	Futur	e Replacement	Μ				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
te Pavements										
On-Site Walkways										
Cast in Place Concrete	50%			2035	* *					
	-		oderate, Area Affec		6					
			rds At Sub-baseme							
			Extent : Moderate, .		ected : 10%					
	Location	ı : Courtya	rds At Sub-baseme	nt Level						
	Explana	tion : Poor	Drainage							
Masonry: Granite	50%	Now	\$87,900	LIFE	* *					
-	Cracking/	Crumbling	Extent : Moderate	e, Area A	ffected : 10%					
	Location	ı : Main En	trance Stair							
	Jnt Morta	r Miss/Ero	d, Extent : Modera	te, Area A	Affected : 10%					
	Location	ı : Main Er	trance Stair							
lectrical		Current	Repair	Futur	e Replacement	Μ	laintenance			
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Туре										
nder 600 Volts										
Service Equipment	700/			2040	* *	5	¢1 700			
Fused Disc Sw	70%			2040		5	\$1,700			
		servation, 1 1 : Electrica	Extent : Light, Area	Ajjecied	100%					
				_						
	-		d At 4,000 Amperes		· · ·					
Fused Disc Sw	30%			2050	* *	5	\$700			
			Extent : Light, Area	Affectea	1:100%					
		ı : Electrice								
=	Explana	tion : Rate	d At 4,000 Amperes	5						
Transformers	1000/			2 0 5 0	ىك بك	-	#2 100			
Dry Type	100%		- · · · · · · · · ·	2050	* *	5	\$2,100			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement									
	Explana	tion : New	Transformer Instal	led This	Year. It Is Associa	ited With	The New Chiller.			
Switchgear / Switchboard	= 0.0 /			0040	ate ate	-	¢1 =00			
Fused Disc Sw	70%			2040	* *	5	\$1,700			
Fused Disc Sw	30%			2050	* *	5	\$700			
Raceway	2001			0050						
Conduit	30%			2050	* *	1				
Conduit	70%			2040	* *	1				
Panelboards										
Fused Disc Sw	5%			2046	* *	5	\$700			
Molded Case Bkrs	30%			2046	* *	5	\$4,500			
M 11 1 C DI	400/			2020	* *	~	¢C 100			

2038

2029

* *

\$154,700

5

5

\$6,100 \$3,800

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.

40%

25%

Molded Case Bkrs

Molded Case Bkrs

Asset # : 2051

Electrical	Current I	Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts							
Wiring							
Braided Cloth	10% 2-4 Insulation Aged, Exte Location : Through		2055 fected : 1	* *	1		
Thermoplastic	90%		2050	* *	1		
Motor Controllers							
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	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$16,900	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Basemen	nt					
	Explanation : Main	Water Pipe					
Stand-by Power	-	_					
Transfer Switches							
Automatic	100%		2043	* *	1	\$177,000	
Generators							
Diesel	100%		2039	* *	1	\$222,800	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Generate	or Room					
	Explanation : Gens	et Rated At 600 Kil	owatts.	t Is In Good Cona	lition.		
Batteries							
Nickel Cadmium	100%		2023	\$1,700	5	\$128,200	
Fuel Storage							
Main Tank	100%		2058	* *	5	\$16,900	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Basemen	nt					
	Explanation : The T	Fank Rate Capacity	Is 500 G	allons.			
Lighting							
Interior Lighting							
Fluorescent	78%		2035	* *	10	\$411,500	
	Other Observation, E	0	Affected	: 100%			
	Location : Through	out The Building					
	Explanation : T-8 A	nd Compact Lamp	\$				
Fluorescent	2% 2-4	\$217,500	2040	* *			
	Other Observation, E Location : Sub-base	-	Affected	: 100%			
	Explanation : There	e Are T-12 Fixtures	Which A	re Obsolete.			
Incandescent	5%		2030	\$543,900	2	\$600	
LED	15%		2030	**	-	4000	
	Other Observation, E Location : Basemen	-		: 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.

Asset # : 2051

Electrical		Current I	Renair	Futu	e Replacement	M	aintenance	
					-			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting								
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	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component	Total	(Years)		FY		(Yrs)		1 1 1 0 1 10
Туре								
Ieating								
Energy Source	1000/			2040	* *	1		
Utility Steam	100%			2040		1		
		servation, E 1 : Sub-base	Extent : Light, Area	Ајјестеа	1 : 100%			
	Explana	lion : Slean	n From Con Edisor	l				
Conversion Equipment	100%			2033	* *	5	\$34,200	
Pres. Reducing Valve/LP Steam	100%			2055		3	\$54,200	
valve/LP Steam	Other Obs	ervation F	Extent : Light, Area	Affected	1 · 100%			
		i : Basemen		IJJecieu	. 10070			
			 ating Exchangers F	For Hot V	Vater Heating Dev	ices		
Distribution	Lapiana							
Central Plant Steam	100%			2050	* *	4	\$42,500	
Piping/Pmp	10070			2000		•	¢,coo	
Terminal Devices								
Air Handler	60%			2025	\$5,228,600	1	\$213,400	
Convector/Radiator	30%			2028	\$995,300	1	\$55,700	
No Component	10%			2	,			
1			Extent : Light, Area	Affected	1:0%			
			cal Rooms - Penth					
	Explana	tion : Cove	red Under Air Con	ditioning	Section			
Air Conditioning	^							
Energy Source								
Electricity	100%			2038	* *	1		

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.

Asset # : 2051

lechanical		Current Rep	pair	Futur	e Replacement	M		
vstem Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
r Conditioning				•				
Conversion Equipment								
Centrifugal, Elec Chille				2043	* *	1	\$435,800	
			nt : Light, Area	Affected	: 70%			
		: Basement						
	Explana	tion : Refriger	ant R-13a					
Exterior Pkg Unit -	5%			2030	\$250,900	2	\$1,800	
Cooling								
	R-22 Refri	gerant, Extent	t : Light, Area A	Iffected :	5%			
	Location	: Roof						
Window/Wall Unit	10%			2025	\$129,100	1		
No Component	15%			2020	<i>Q</i> 1 _),100	-		
Distribution	1070							
CW & CHW Wtr	70%			2056	* *	4	\$19,800	
Pipe/Pump	/0/0			2050		-	\$17,000	
No Component	30%							
Terminal Devices	5070							
Air Handler/Cool/Ht	70%			2025	\$4,135,600	1	\$249,000	
No Component	30%			2025	\$4,155,000	1	\$249,000	
¥	3070							
Heat Rejection Water Cooling Tower	70%			2034	* *	2	\$405,200	
	30%			2034		Z	\$403,200	
No Component	3070							
entilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$507.000	
Exhaust Fans	10070			LIFE		2-3	\$507,900	
	050/			2025	¢1 974 100	2	\$15,000	
Interior	85%			2025	\$1,874,100	2	\$15,000	
Roof	15%			2025	\$154,300	2	\$2,600	
umbing								
H/C Water Piping	000/			2040	* *	1		
Brass/Copper	90%	NT	#27 200	2040		1		
Galvanized Steel		Now	\$27,200	2028	\$271,900	1		
			erate, Area Affe		%			
	Location	: Basement A	nd Sub-baseme	nt				
HW Heat Exchanger				• • • •			*	
Steam Fired	100%			2040	* *	4	\$56,900	
Sanitary Piping			h o n = n -			-		
Cast Iron		Now	\$90,700	LIFE	* *	1		
	0	00	ent : Moderate,	Area Affe	ected : 5%			
	Location	: Basement						
Storm Drain Piping								
Cast Iron		Now	\$64,600	LIFE	* *	1		
	Cracked, I	Extent : Moder	rate, Area Affec	ted : 15%	0			
	Location	: Sub-baseme	ent					
	Damaged,	Extent : Light	t, Area Affected	: 10%				
	Location	: Basement A	nd Sub-baseme	nt				
Sump Pump(s)								
Non-Submersible	100%			2025	\$94,500	4	\$18,200	

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset # : 2051

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

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

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

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Address	: 851 GRAND CONCOURSE		N T/ A	
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 LAND	MARK
Areas Surveyed	: Basement, Roof, Floors 1,3,5	,7,9,s,Ph		
Block	: 2468 Lot : 1	BIN	: 2002869	
CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Exterior Architec	ture	\$11,345,000		\$2,936,500
Interior Architect	ure	\$2,686,400		\$5,025,200
Electrical		\$873,400		\$2,646,000
Mechanical		\$2,898,600		\$13,458,900
Total		\$17,803,400		\$24,066,600
Importance Code	A	\$11,422,400		\$2,936,500
Importance Code	В	\$4,591,200		\$20,105,300
Importance Code	C	\$1,789,800		\$1,024,800
Total		\$17,803,400		\$24,066,600
EXPENSE	FY 20	021 FY 2022	FY 2023	FY 2024
Exterior Architec	ture	\$52,000	\$22,800	

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



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.

Asset # : 2057

			A3301 # . 2					
rchitecture		Current F	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls								
Copper/Terne	3%			2047	* *	10	\$51,300	
Masonry: Brick	Vertical C	Now racks, Exte	\$1,518,500 nt : Moderate, Are out	LIFE a Affecte	* * d : 5%	5	\$218,800	
Masonry: Granite		Now	\$2,976,200	LIFE	* *	5	\$54,700	
ý	Cracking/ Location Jnt Morta	Crumbling, : Through	Extent : Moderate out l, Extent : Moderat	, Area A	-			
Masonry: Limestone	Cracking/	Now Crumbling, : Through	\$5,040,700 Extent : Moderate put	LIFE , Area A	* * ffected : 20%	5	\$300,800	
Metal Coiling Doors	2%			2032	* *	5	\$45,600	
Windows								
Aluminum	45%			2043	* *	5	\$45,500	
Bronze/Brass	50%			2043	* *	5	\$316,200	
Steel	Corrosion	Now /Rusting, E. : Chiller R	\$304,000 xtent : Moderate, 2 coom	2052 Irea Affe	* * cted : 15%	5	\$31,600	
	Location Thermally	: Chiller R	Extent : Moderate					
Parapets								
Masonry: Brick	Parge/Tar Location Spalling, I	: Interior I	derate, Area Affect			5	\$36,700	
Masonry: Granite	10%			LIFE	* *	5	\$11,500	
Masonry: Limestone	45%			LIFE	* *	5	\$51,900	
Metal Panel	5%			2047	* *	5	\$17,700	

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

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

Asset # : 2057

Architecture	C	urrent Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fa		Estimated Cost		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior				2				
Roof								
Asphalt Shingle IRMA/Protected Membrane	5% 10%			2036 2032	* *	10 10	\$1,700 \$20,300	
	Other Observ	vation, Ex	tent : Moderate, 4	Area Affe	cted : 100%			
	Location : I							
	-		A Green Roof De	esigned T	o Absorb Runoff			
Modified Bitumen	65%] Drains Inad/ Location : (Misposn, I	\$206,400 Extent : Moderato Floor	2027 e, Area A	\$2,064,300 ffected : 20%			
	Water Penetr Location : 1		tent : Moderate, 2 ut	1rea Affe	cted : 10%			
Plaza Roof: Stone Pane			\$410,700	2037	* *			
			tent : Moderate, A	1rea Affe	cted : 30%			
	Location :							
			tent : Moderate, A	Area Affe	cted : 25%			
	Location :							
	Explanation	ı : Drains	Inad/misposin					
nterior								
Floors	=0 /			0000	¢ < 0.0 = 0.0	•	¢ (2, 2,00	
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%	T	¢1.6 0 .500	LIFE		5	\$162,200	
Vinyl Tile			\$162,500 Extent : Light, Ard ut	2027 ea Affecte	\$3,249,100 ed : 5%	3	\$124,600	
Vinyl Tile	5%			2035	* *	3	\$15,600	
Vinyl Tile 9" X 9"	5%	Now	\$526,200	2037	* *	3	\$15,600	
·	Cracking/Cri Location : 1	-	Extent : Moderate ut	, Area A <u>j</u>	fected : 100%			
Interior Walls								
Interior Walls Cast in Place Concrete	Location :	umbling, E Throughoi						
	Cracking/Cri Location : 1	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area A <u>j</u>	fected : 20%			
Cast in Place Concrete	Cracking/Cri Location : Water Penetr Location : 2	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area A <u>f</u> Irea Affe	fected : 20%	5	\$196.800	
Cast in Place Concrete Gypsum Board	Cracking/Cru Location : 1 Water Penetr Location : 1 20%	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area A <u>j</u> 1rea Affe LIFE	ffected : 20% cted : 10%	5	\$196,800	
Cast in Place Concrete Gypsum Board Masonry: Brick	Cracking/Cracking/Cracking/Cracking Cracking : 1 Water Penetri Location : 1 20% 5%	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area A <u>j</u> Area Affe LIFE LIFE	ffected : 20% cted : 10% * *	5	\$196,800	
Cast in Place Concrete Gypsum Board Masonry: Brick Metal Panel	Cracking/Cra	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area Aj Area Affe LIFE LIFE LIFE LIFE	ffected : 20% cted : 10% ** **	5	\$196,800	
Cast in Place Concrete Gypsum Board Masonry: Brick	Cracking/Cracking/Cracking/Cracking Cracking : 1 Water Penetri Location : 1 20% 5%	umbling, E Throughou ration, Ext	Extent : Moderate ut tent : Moderate, 2	, Area A <u>j</u> Area Affe LIFE LIFE	ffected : 20% cted : 10% ** ** **	5	\$196,800	

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.

Asset # : 2057

rchitecture		Current F	Repair	Futur	e Replacement	М	aintenance	
/stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Ceilings	=0/					-	¢ 5 1 000	
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%		¢ (2 , 7 00	LIFE	* *	5	\$6,500	
Plaster	Cracking/ Location Water Per	ı : Through	xtent : Moderate, A	-	ffected : 5%	5	\$26,000	
Plaster	45%			LIFE	* *	5	\$233,600	
lectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
vstem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Type nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	* *	5	\$2,900	
Transformers		ect Switche	e 4000 Ampere Mai s	in Service	e And Nine 2000 A	mpere St	ub-service \$1,200	
Dry Type	Other Obs Location	servation, E 1 : Electrica		Area Affe	ected : 100%		\$1,200	
	-		e 200 Kilovolt-amp					
Dry Type	40%			2025	\$7,300	5	\$800	
							\$666	
			xtent : Moderate, A cal Room - Pentho	Area Affe			4000	
	Location	ı : Mechani		Area Affe use	ected : 100%			
Switchgear / Switchboard	Locatior Explana	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 2 480/277	vcted : 100% 7v - 208/120v			
Air Circuit Breaker	Location Explana 10%	n : Mechani tion : Two (cal Room - Pentho	1rea Affe use <u>480/277</u> 2027	scted : 100% 7v - 208/120v \$56,200	5	\$300	
Air Circuit Breaker Air Circuit Breaker	Location Explana 10% 70%	n : Mechani tion : Two (cal Room - Pentho	Area Affe use <u>480/277</u> 2027 2053	scted : 100% 2v - 208/120v \$56,200 * *	5	\$300 \$2,000	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw	Location Explana 10% 70% 10%	n : Mechani tion : Two (cal Room - Pentho	Area Affe use <u>480/277</u> 2027 2053 2027	scted : 100% 7v - 208/120v \$56,200 ** \$56,200	5 5	\$300 \$2,000 \$200	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs	Location Explana 10% 70%	n : Mechani tion : Two (cal Room - Pentho	Area Affe use <u>480/277</u> 2027 2053	scted : 100% 2v - 208/120v \$56,200 * *	5	\$300 \$2,000	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway	Location Explana 10% 70% 10%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 2480/277 2027 2053 2027 2027	xcted : 100% xv - 208/120v \$56,200 ** \$56,200 \$56,200	5 5 5	\$300 \$2,000 \$200	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit	Location Explana 10% 70% 10% 10% 80%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 2027 2053 2027 2027 2027 2027	xcted : 100% xv - 208/120v \$56,200 ** \$56,200 \$56,200 \$538,500	5 5 5 1	\$300 \$2,000 \$200	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit	Location Explana 10% 70% 10%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 2480/277 2027 2053 2027 2027	xcted : 100% xv - 208/120v \$56,200 ** \$56,200 \$56,200	5 5 5	\$300 \$2,000 \$200	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards	Location Explana 10% 70% 10% 10% 80% 20%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 480/277 2053 2027 2027 2027 2027 2027 2053	xcted : 100% xv - 208/120v \$56,200 ** \$56,200 \$56,200 \$56,200 \$538,500 **	5 5 5 1 1	\$300 \$2,000 \$200 \$1,500	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw	Location Explana 10% 70% 10% 10% 80% 20%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 480/277 2053 2027 2027 2027 2027 2023 2026	xcted : 100% xv - 208/120v \$56,200 \$56,200 \$56,200 \$538,500 ** \$49,500	5 5 5 1 1 5	\$300 \$2,000 \$200 \$1,500 \$1,000	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw Fused Disc Sw	Location Explana 10% 70% 10% 10% 80% 20%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 2027 2053 2027 2027 2027 2027 2027 2053 2026 2049	xcted : 100% xv - 208/120v \$56,200 \$56,200 \$56,200 \$538,500 ** \$49,500 **	5 5 5 1 1 5 5	\$300 \$2,000 \$200 \$1,500 \$1,000 \$300	
Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway Conduit Conduit Panelboards Fused Disc Sw	Location Explana 10% 70% 10% 10% 80% 20%	1 : Mechani tion : Two (cal Room - Pentho	Area Affe use 480/277 2053 2027 2027 2027 2027 2023 2026	xcted : 100% xv - 208/120v \$56,200 \$56,200 \$56,200 \$538,500 ** \$49,500	5 5 5 1 1 5	\$300 \$2,000 \$200 \$1,500 \$1,000	

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

Asset # : 2057

Electrical	Curren	t Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Braided Cloth	40% 2-4 Insulation Aged, Ex Location : Throug	\$414,800 ctent : Moderate, Are ghout	2052 ea Affecte	* * cd : 100%	1		
Thermoplastic	30%		2027	\$311,100	1		
Thermoplastic	30%		2053	* *	1		
Motor Controllers							
Locally Mounted	65%		2025		5	\$2,400	
Locally Mounted	20%		2040	* *	5	\$700	
Variable Frequency	15%		2044	* *			
Drive							
iround							
Grounding Devices				ale ale	_	.	
Generic	50%		LIFE	* *	5	\$4,100	
Generic	50%		LIFE	* *	5	\$4,100	
tand-by Power							
Transfer Switches	1000/		2011	* *	1	¢170.000	
Automatic	100%		2044	~ ~	1	\$170,900	
Generators	1000/		20.40	* *	1	¢215 200	
Diesel	100%		2040	~ ~	1	\$215,200	
Batteries	1000/		2022	¢1 700	E	¢20 (00	
Lead/Acid	100%		2022	\$1,700	5	\$20,600	
Fuel Storage	50%		2049	* *	5	\$51.500	
Day Tank		Extent : Moderate, A			5	\$51,500	
	Location : Gener		пей Ајје	cieu . 10070			
	Explanation : On	-					
Main Tank	50%	e 275 Guilons	2055	* *	5	¢9.200	
Main Tank					3	\$8,200	
ighting							
Interior Lighting							
Fluorescent	85%		2032	* *	10	\$433,100	
		Extent : Light, Area		: 100%			
	Location : Throug	ghout The Building					
	Explanation : T-8	Lamps					
Fluorescent	5%	-	2032	* *	10	\$25,500	
1 1001 000 0100		Extent : Moderate, A		ected : 100%	10	\$20,000	
		d Floor, Hallways	55				
		mpact Fluorescent La	amps				
LED	10%	1	2037	* *			
Egress Lighting	10/0		2007				
Emergency, Service	40%		2035	* *	1		
Emergency, Battery	15%		2033	* *	10	\$20,100	
Exit, LED	35%		2052	* *	1	Ψ20,100	
	2010		2033	* *			

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.

Asset # : 2057

			057				
Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Exterior Lighting							
HID	50%		2027	\$1,206,800	10	\$900	
HID	50%		2035	* *	10	\$900	
Alarm							
Security System	000/						
No Component	90% 10%		2032	* *	1	\$20,800	
Generic		ervation, Extent : Moderate,			1	\$20,800	
		: Ground Floor And Outside		cieu . 10070			
		tion : CCTV Surveillance Ca		'em			
Fire/Smoke Detection	Enprunu						
No Component	90%						
Generic, Digital	10%		2032	* *	1-3	\$34,200	
Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating Energy Source							
Ieating	100%		2047	* *	5	\$172,100	1
leating Energy Source	Other Obs	ervation, Extent : Moderate,	= • • • •		5	\$172,100	1
leating Energy Source	Other Obs Location	: Basement	Area Affe	ected : 100%	5	\$172,100	
leating Energy Source Fuel Oil No 2	Other Obs Location		Area Affe	ected : 100%	5	\$172,100	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat	: Basement tion : 2 Oil Tank Each 20,000	Area Affe	ected : 100%			
leating Energy Source Fuel Oil No 2	Other Obs Location Explanat 100%	: Basement tion : 2 Oil Tank Each 20,00 Now \$77,500	Area Affe O Gallons 2032	ected : 100% **	5	\$172,100 \$495,200	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat 100% Leak Evide	: : Basement tion : 2 Oil Tank Each 20,00 Now \$77,500 ent, Extent : Severe, Area Afj	Area Affe O Gallons 2032	ected : 100% **			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat 100% Leak Evid Location	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Afj : #3 Boiler Tubes	Area Affe) Gallons 2032 fected : 3(***			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat 100% Leak Evide Location Other Obs	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Afj : #3 Boiler Tubes ervation, Extent : Moderate,	Area Affe) Gallons 2032 fected : 3(***			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Afj : #3 Boiler Tubes	Area Affe) Gallons 2032 fected : 3(***			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe) Gallons 2032 fected : 3(***			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe) Gallons 2032 fected : 3(***			
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution	Other Obs Location Explanat 100% Leak Evide Location Other Obs Location Explanat	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe O Gallons 2032 fected : 30 Area Affe	* * 9% ected : 100%	1	\$495,200	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices	Other Obs Location Explanat 100% Leak Evide Location Other Obs Location Explanat	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe 2032 fected : 30 Area Affe 2037	ected : 100% ** % ected : 100% **	1	\$495,200 \$41,100	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Convector/Radiator	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location Explanat 100%	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe 2032 fected : 3(Area Affe 2037 2025	ected : 100% ** % ected : 100% ** \$3,044,300	1 4 1	\$495,200 \$41,100 \$170,500	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Convector/Radiator Unit Heater - Steam	Other Obs Location Explanat 100% Leak Evide Location Other Obs Location Explanat	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe 2032 fected : 30 Area Affe 2037	ected : 100% ** % ected : 100% **	1	\$495,200 \$41,100	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator Unit Heater - Steam	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location Explanat 100%	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe 2032 fected : 3(Area Affe 2037 2025	ected : 100% ** % ected : 100% ** \$3,044,300	1 4 1	\$495,200 \$41,100 \$170,500	
Ieating Energy Source Fuel Oil No 2 Conversion Equipment Steam Boiler Distribution Central Plant Steam <u>Piping/Pmp</u> Terminal Devices Convector/Radiator Unit Heater - Steam	Other Obs Location Explanat 100% Leak Evid Location Other Obs Location Explanat 100%	: Basement tion : 2 Oil Tank Each 20,000 Now \$77,500 ent, Extent : Severe, Area Aff : #3 Boiler Tubes tervation, Extent : Moderate, : Basement Boiler Room	Area Affe 2032 fected : 3(Area Affe 2037 2025	ected : 100% ** % ected : 100% ** \$3,044,300	1 4 1	\$495,200 \$41,100 \$170,500	

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.

Asset # : 2057

Mechanical		Current I	Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Conversion Equipment				• • • • •				
Centrifugal, Elec Chille		gerant, Ex	tent : Light, Area A	2030 Affected : .	\$3,387,100 50%	1	\$300,600	
	Location	: Ground	Floor AC Room					
Interior Pkg Unit - Cooling	5%			2021	\$1,119,100	2	\$1,700	
Window/Wall Unit No Component	5% 40%			2022	\$62,400	1		
Distribution	4070							
CW & CHW Wtr Pipe/Pump	50%	Now	\$219,000	2057	* *	4	\$13,700	
Tipe/Tump		Extent : Se : Through	evere, Area Affecte	d : 20%				
		0	: Severe, Area Affe	ected · 40	%			
		: Various						
No Component	50%							
Terminal Devices								
Fan Coil - 2 Pipe	Other Obs	Now ervation, E : Various	\$68,300 Extent : Moderate, I Locations	2027 Area Affe	\$3,416,500 cted : 20%	1	\$80,700	
			Of Condensate Di	in Pan C	logged Causing W	Vater Leo	iks	
No Component	50%	1011111050	of controlsate D	ip I un ei		uner Beu		
Heat Rejection								
Water Cooling Tower	Damaged,		\$68,100 evere, Area Affecte he Unit On Roof	2021 d : 25%	\$681,500	2	\$223,700	
No Component	50%							
/entilation	5070							
Distribution								
Ductwork/Diffusers		ent, Extent	\$110,300 : Light, Area Affec s, Throughout	LIFE cted : 15%	/ * * 0	2-5	\$309,800	
Exhaust Fans		-	-					
Interior	60%			2027	\$1,277,800	2	\$10,200	
Roof	25%			2035	* *	2	\$4,300	
		tallation, E : 4 Units (Extent : Light, Arec On Roof	ı Affected	: 25%			
No Component	15%							
lumbing	15%							
Plumbing H/C Water Piping				0.02-	باد بلد			
Plumbing H/C Water Piping Brass/Copper	30%	N	¢26.000	2037	* * ¢1 020 (00	1		
lumbing H/C Water Piping	30% 70% Corroded,	Extent : Se	\$36,800 evere, Area Affecte ain Valve, Baseme	2025 ed : 100%	* * \$1,838,600	1 1		
Plumbing H/C Water Piping Brass/Copper	30% 70% Corroded,	Extent : Se	evere, Area Affecte	2025 ed : 100%		1 1		

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.

Asset # : 2057

Mechanical	Cur	rent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Total (Ye	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100% No	w \$24,900	LIFE	* *	1		
	Blockage /Clog	ged, Extent : Severe, Are	ea Affecte	ed : 5%			
	Location : Cel	ling Of Refrigeration Re	oom, Gra	ound Floor			
Sump Pump(s)							
Non-Submersible	100%		2027	\$91,300	4	\$11,700	
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observat	ion, Extent : Light, Area	Affected	! : 100%			
	Location : 8 U From 1st Floo Explanation :	· · ·	9th Floo	or, 11 Units From	lst To 8t	h Floor, 1 Units	
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$280,100	

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

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

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address	MIDTOWN COMMUNITY COURT314 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				

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

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$69,800	\$24,100	\$188,600	\$27,300
Importance Code A	\$17,200	\$7,200	\$32,400	\$8,800
Importance Code A Importance Code B	\$17,200 \$25,400	\$7,200 \$16,900	\$32,400 \$156,200	\$8,800 \$18,500
1			<i>+ -)</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.

			Asset # : 13	000				
rchitecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								-
Exterior Walls								
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	
Windows								
Aluminum	45%			2049	* *	5	\$4,400	
Bronze/Brass	30%	Now	\$118,800	2035	* *	5	\$9,200	
	Location Other Obs Location	: Through ervation, E	Extent : Moderate, 2 out - Front Facade	1rea Affe				
G4 1	25%		eu	2026	¢140.100	5	\$20.000	
Steel	Other Obs Location	: Stairs/ L	Extent : Light, Area ot Line Windows	Affected		5	\$30,800	
-	Explana	tion : Slate	d For Full Repair (Or Repla	cement Within Coi	irse Of C	Construction	
Parapets					* *	-	¢1 5 00	
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	Location		Extent : Light, Area nd East Walls 0 Finish	LIFE Affected		5	\$1,100	
Metal Rail	10%			2044	* *	5-10	\$8,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,400	
Roof	570			LIFE		5	\$1,700	
Cast in Place Concrete	10%			LIFE	* *			
Copper/Terne	10%			2055	* *	10	\$4,500	
Modified Bitumen	70%			2035	* *	10	\$12,600	
Skylight, Metal/Glass	10%			2033	* *	10	\$6,000	
Skyngin, Metal/Glass	10%			2037	÷ •	10	20,000	

Asset #: 13880

Interior

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

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

Asset # : 13880

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
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		Now	\$60,500	LIFE	* *	5	\$2,200	
		issing Elem : Main Sta	ents, Extent : Mod uir	erate, Ar	ea Affected : 20%			
	-	Crumbling, : Main Sta	Extent : Moderate air	e, Area Aj	ffected : 20%			
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%							
Interior Walls								
Ceramic Tile	10%	0-2	\$93,700	2030	\$468,700	5	\$7,400	
	0	Crumbling, : Main Sta	Extent : Moderate	e, Area A	ffected : 20%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$3,000	
Gypsum Board	20%			LIFE	* *	5	\$17,700	
Masonry: Brick	10%			LIFE	* *		* .)	
Plaster		Now	\$27,300	LIFE	* *	5	\$4,400	
	Cracking/		Extent : Severe, A		eted : 25%		•)	
		etration, E : Main Sta	xtent : Moderate, 2 uir	Area Affe	cted : 20%			
Plaster	25%			LIFE	* *	5	\$11,100	
Under Construction	20%							
Ceilings								
AcousTileSusp.Lay-In	25%			2040	* *	5	\$14,200	
AcousTileSusp.Lay-In	15%			2044	* *	5	\$8,500	
Glass: Susp Panels	2%			LIFE	* *			
-		ervation, E : Over Ma	Extent : Light, Area un Stair	Affected	: 100%			
			rative Infill Panels	At Skyli	ght			
Masonry: Vault Struct	10%			LIFE	**			
Plaster	28%			LIFE	* *	5	\$10,000	
Under Construction	20%)	

Electrical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Asset #: 13880

Electrical	Current Repai	r Future R	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Service Equipment				_		
Fused Disc Sw	100%	2053	* *	5	\$200	
	Other Observation, Extent Location : Electrical Roc		00%			
		m ice Disconnect Switch Rat	ad At 2000 Am	naras		
Switchgear / Switchboard		ce Disconnect Switch Kut	eu Al 2000 Amp	peres.		
Molded Case Bkrs	100%	2053	* *	5	\$900	
Raceway	10070	2000		0	\$700	
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	80%	2044	* *			
Drive						
Ground Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
ighting	10070			5	\$500	
Interior Lighting						
Fluorescent	96%	2035	* *	10	\$31,700	
	T-8 Lamps And Fixtures, E	Extent : Light, Area Affecte	ed : 100%		-	
	Location : Throughout T	he Building				
Fluorescent	2%	2035	* *	10	\$700	
	Compact Fluorescent Ligh Location : Hallways	t, Extent : Light, Area Aff	ected : 100%			
Fluorescent	2%	2022	\$13,600	10	\$700	
	T-12 Lamps And Fixtures,	Extent : Moderate, Area A				
	Location : Theatre					
Egress Lighting						
Emergency, Battery	50%	2035	* *	10	\$4,300	
Exit, Service	50%	2035	* *	1		
Exterior Lighting						
Fluorescent	5%	2035	* *	10	\$200	
	Compact Fluorescent Ligh Location : Front	t, Extent : Light, Area Aff	ected : 100%			
HID	10%	2035	* *	10		
No Component	85%					

Alarm

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.

Asset # : 13880

ectrical	Current Repair	Future Replace	ment	Μ	aintenance	
tem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Prior
rm		-				
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$4,000	
	Other Observation, Extent : Light, Ar					
	Location : Courtyard, 1st, 5th And 6	oth Floors				
	Explanation : CCTV Surveillance Sy	vstem				
Fire/Smoke Detection Under Construction	100%					
echanical	Current Repair	Future Replace	ment	м	aintenance	
		-				-
tem Component	% of Fail Date Estimated Cos		d Cost	-	Estimated Cost	Prior
Туре	Total (Years)	FY		(Yrs)		
ting	-					
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						-
Furnace	15%	2035	* *	1	\$2,700	
	Recent Installation, Extent : Light, Ar	ea Affected : 15%				
	Location : Roof					
	Other Observation, Extent : Light, Art	ea Affected : 15%				
	Location : Roof					
	Explanation : 2 Rooftop Package U	nits				
Hot Water Boiler	85%	2044	* *	1	\$15,100	
	Recent Installation, Extent : Light, Ar	ea Affected : 85%			-	
	Location : Boiler Room					
	Other Observation, Extent : Light, Art	ea 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						
Convector/Radiator	10%	2044	* *	1	\$1,200	
	Recent Replace Evident, Extent : Ligh	t, Area Affected : 109	6			
	Location : Various					
Fan Coil Unit/Heat	70%	2035	* *	1	\$8,100	
	Recent Installation, Extent : Light, Ar				,	
	Location : Various					
Unit Heater - Steam	5%	2035	* *	4	\$200	
Sint Houter Steam	Other Observation, Extent : Light, Art			•	φ200	
	Location : Basement	<i></i>				
	Explanation : New Installation					
No Component	15%					
Conditioning	1570					
Energy Source						
Electricity	100%	2043	* *	1		
				-		

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

Asset # : 13880

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
Туре		()			()		
Air Conditioning							
Conversion Equipment	700/		2025	* *	1	¢11 700	
Reciprocating	70%		2035	* *	1	\$11,700	
Compr/Chiller	Other Oh	nomention Entout Light And	a Affaatad	. 700/			
	Location	servation, Extent : Light, Are	ea Affectea	. /0%			
		tion : 1 New Unit. R-410a.					
	-		2025	* *	2	¢ 400	
Ext Pkg Unit -	20%		2035		2	\$400	
Heating/Cooling	Other Ob	servation, Extent : Light, Are	a Affactad	· 20%			
	Location		a Affecteu	. 2070			
		tion : 2 Rooftop Package Un	its P 110	There Are Many	Window	Air Conditioning	
		stalled In The Building As Re		i. There Are muny	w muow	All Conditioning	
Split Unit	10%	6	2032	* *			
Spiit Olin		efrigerant, Extent : Light, Ar		l · 10%			
		ı : 3 Units. Outside Wall	eu 11jjeeree				
Distribution							
CW & CHW Wtr	70%		2053	* *	4	\$1,900	
Pipe/Pump	, 0 , 0		2000		•	\$1,900	
No Component	30%						
Terminal Devices							
Fan Coil - 2 Pipe	10%		2032	* *	1	\$1,200	
Fan Coil - 4 Pipe	70%		2035	* *	1	\$8,100	
No Component	20%						
Heat Rejection							
Air Cooled Condenser	70%		2035	* *	2	\$17,600	
Unit							
Evaporative Condenser	10%		2032	* *	2	\$2,500	
No Component	20%						
Ventilation							
Distribution							
Ductwork/Diffusers	40%		LIFE	* *	2-5	\$8,000	
No Component	60%						
Exhaust Fans							
Interior	10%		2035	* *	2	\$100	
Roof	30%		2035	* *	2	\$300	
No Component	60%						
Plumbing							
H/C Water Piping	1000/	N	2047	* *	1		
Brass/Copper		Now \$5,800			1		
		ited, Extent : Moderate, Arec i : Basement	i Ajjecieu .	10%			
Weter Heete	Locallor						
Water Heater	1000/		2025	¢00 700	2	¢500	
Gas Fired	100%		2025	\$23,700	2	\$500	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	100%		LIFE	·•• ••	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Cast from	100%		LIFE		1		

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.

Asset #: 13880

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
lumbing				
Sump Pump(s)				
Non-Submersible	100% Now \$0	500 2027 \$5,900	4 \$800	
	Not in Service, Extent : Moderate,	Area Affected : 30%		
	Location : Basement			
Fixtures				
Generic	100%			
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light,	Area Affected : 100%		
	Location : 1 Unit From Basemer	nt To 6th Floor, 1 Unit From Gr	ound To 6th Floor	
	Explanation : 2 Units. 1 Of Then	n Is Under Replacement.		
Fire Suppression				
Standpipe				
Generic	100%	2053 **	1-5 \$18,100	
	Recent Installation, Extent : Light,	Area Affected : 100%		
	Location : Stairways	-		
Sprinkler				
Generic	100%	2053 **	1-2 \$10,100	
Fire Pump				
Generic	100%	2036 **	1 \$6,700	

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.

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$18,975,400	\$49,523,000
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
Total	\$18,975,400	\$49,523,000

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



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.

MUNICIPAL BUILDING

Asset # : 2071

robitooture		C	ASSel # : Z						
rchitecture		Current I	-		e Replacement		laintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
terior									
Exterior Walls	10/								
Bronze/Brass	1%			LIFE	* *	-	¢145.000		
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$145,900		
Ceramic Tile	1%		¢2 499 700	2037	* *	10	\$8,800		
Masonry: Granite	Location	Discoloring, 1 : Floors 2			ed : 20%	5	\$672,500		
			Extent : Moderate,						
			cade At Window Li	intels. Fl	oors 2, 3, 6 And B	reezeway	/		
	Explana	tion : Stain	ing/ Discoloring						
Windows Aluminum	•		\$513,000 nt : Moderate, Area out	2026 a Affected	\$10,259,000 1 : 30%	5	\$106,400		
	Location	ı : Various	ct, Extent : Modera Locations Through Extent : Moderate,	iout					
	-		Locations Through						
Bronze/Brass	5%			2035	* *	5	\$70,000		
Parapets									
Masonry: Brick Cavity	35%			LIFE	* *	5	\$14,600		
Masonry: Granite	40%		\$205 500	LIFE	* *	5	\$20,900		
Masonry: Granite	25% Now \$205,500 LIFE ** 5 \$13,100 Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Coping Stones								
	Location	1 : Coping	d, Extent : Modera						
	Location	ı : Through	Extent : Light, Area out gh Not As Decorat			d - Thick	Slabs		
Roof	Блрини		5.1.107.115 Decorui	ire bill	1 . Childhi 1910(CF10	, inch	51405		
Metal Panel	Location	servation, E 1 : 26th Flo		2032 Area Affe	* * ected : 100%	10	\$29,800		
	Explana	tion : Paint	ed Surface						
Modified Bitumen	Miss/Dam	-	\$84,700 ings, Extent : Mod th Floor At Perime						
		tetration, E 1 : Over 241	xtent : Moderate, 2 th Floor	4rea Affe	cted : 10%				
Modified Bitumen Panel/Paver: Cer/Brk		Now netration, E	\$56,500 xtent : Moderate, 2 iller Room In Sub-			10 on Vault	\$43,400		
	Worn/Ero	ded, Extent	: Moderate, Area cence - East And W	Affected	: 20%	sn ruuil			

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.

MUNICIPAL BUILDING

Asset # : 2071

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors							
Carpet	5%		2028	\$1,082,300	3	\$110,600	
	-	ace Evident, Extent : Light, 8th And 18th Floors	Area Aff	ected : 100%			
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	
	-	ace Evident, Extent : Light, 8th And 18th Floors	Area Aff	ected : 25%			
Mosaic Tile	15%	0-2 \$2,282,600	2032	* *	5	\$276,400	
	Horizontal C Location : Worn/Eroded	Cracks, Extent : Moderate, . Throughout d, Extent : Severe, Area Aff Floors 25, 26, 35	Area Affe		c .	<i>4270,100</i>	
Marble Panels	2%		LIFE	* *	5	\$22,100	
Vinyl Tile	10%		2022	\$1,441,800	3	\$55,300	
Vinyl Tile	18%		2022	**	3	\$99,500	

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

MUNICIPAL BUILDING

Asset # : 2071

Architecture	C	Current Rep	pair	Futur	e Replacement	N	laintenance	
System Component Type		ail Date E Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	Location : 1	acks, Exten Pump Roon tent : Sever	e, Area Affectea		* * ted : 10%			
					1.100/			
			ent : Severe, Are ent At Generato		a : 10%			
		sub-busem	eni Ai Generulo		* *		#2 0,000	
Ceramic Tile	3% Recent Repla Location : 8		, Extent : Light, th Floors	2040 Area Aff		5	\$29,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$19,300	
Glass: Single Pane	3%			LIFE	* *		\$21,700	
Gypsum Board	29%			LIFE	* *	5	\$167,900	
	Recent Repla Location : 8		, Extent : Light, th Floors	Area Aff	ected : 100%			
Masonry: Brick	5% Water Penetr Location : 1		ent : Moderate, . Room	LIFE Area Affe	* * ccted : 10%			
Metal: Cage/Fence	2%			LIFE	* *	:		
	Other Observ Location : 1	Elevator Lo	ent : Light, Arec obbies tive Metal Grillo	Affected	! : 100%			
Marble Panels	10%			LIFE	* *			
Plaster	40%	Now	\$712,600	LIFE	* *	5	\$115,800	
	Cracking/Cru Location : 3 Deteriorated Location : 5 Paint Peeling	umbling, E: 35th Floor Finish, Ex Stair To 26 g, Extent : 1	xtent : Severe, A Corridor tent : Severe, A , 35th Floors Severe, Area Afj	rea Affec rea Affect	ted : 20%	5	\$113,000	
		ration, Exte	, 35th Floors ent : Severe, Are	a Affecte	d : 15%			

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.

MUNICIPAL BUILDING

Asset # : 2071

			Asset # : 2	071				
Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Ceilings	1.50/			2022	* *	-	***	
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%		\$491,100	LIFE	**	5	\$6,900	
	-	-	Extent : Moderate	, Area A	ffected : 10%			
		i : Sub-base						
	-		ent, Extent : Severe		*			
			ement Adjacent To					
		-	e, Extent : Severe, A		cted : 15%			
		-	oom, Water Main R					
			xtent : Moderate, A	1rea Affe	cted : 10%			
	Location	ı : Sub-base	ement					
Gypsum Board	2%			LIFE	* *	5	\$36,900	
Plaster	40%	Now	\$1,780,500	LIFE	* *	5	\$368,500	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	cted : 15%			
	Location	1 : 35th Flo	or Corridor					
	Loose/Del	am Surface	, Extent : Moderat	e, Area A	Affected : 10%			
	Location	a : Corridor	s					
	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 25%			
			rs All floors		•			
lectrical		Current I	Repair	Futur	e Replacement	м	aintenance	
vstem	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priori
Component	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	FTIOTI
Туре	Iotui	(10415)		•••		(115)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$4,000	
			Extent : Light, Area	Affected	: 100%			
		i : Electrica						
	*	. ,	000 Amperes Bolte		re Switch Main Dis	sconnects	s; (4) 4000	
	Amperes	Bolted Pre	essure Main Discor	inects.				

Transformers						
Dry Type	50%	2025	\$9,100	5	\$1,700	
	Other Observation, Extern	nt : Moderate, Area Affectea	d : 100%			
	Location : Electrical Re	oom				
	Explanation : Three 1,0	000 Kilovolt-ampere , 480/2	08/120 Volts			
Dry Type	50%	2040	* *	5	\$1,700	
	Other Observation, Exter	nt : Light, Area Affected : 10	00%			
	Location : Electrical Re	oom				
	Explanation : (2) 500 K	ilovolt-ampere, 480/277/20	8 Volts			
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	

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.

MUNICIPAL BUILDING

Asset	#	•	2071

Electrical		Current I	Repair	Futur	re Replacement	М	aintenance	
System	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priorit
Component Type	Total	(Years)	Estimated Cost	FY	Estimated Cost	(Yrs)	Estimated Cost	Friorit
Inder 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		
	Insulation	Aged, Exte	ent : Severe, Area A	Affected :	100%			
	Location	: Through	out The Building					
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	10%			2023	**	5	\$5,100	
Drive	10/0			2002				
Variable Frequency	5%	Now	\$1,700	2047	* *			
Drive	0,0	1.0.0	\$1,700	2017				
		ioning, Ext : Mechani	ent : Severe, Area . cal Room	Affected	: 100%			
V. 11 F	-	. meenum	cui Room	2025	¢1.700			
Variable Frequency	5%			2025	\$1,700			
Drive								
round								
Grounding Devices Not Accessible	100%							
Not Accessible		amation L	wtont · Light Ang	Affaatad	1 . 00/			
			Extent : Light, Area	Ајјестеи	1.0%			
	Location		T - Matel W.		Define Of Construct	Mad Vinil	L. C. With	
	Explanal Insulatio		ectea 10 Metal wa	iler Pipe.	. Point Of Contact	NOT VISIC	ble - Coverea with	
tand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$285,900	
Generators								
Diesel	100%			2036	* *	1	\$359,800	
			Extent : Light, Area	Affected	l : 100%			
		: Generate						
	Explanat	tion : Emer	gency Generator F	Rated At .	1352 Kilowatts			
Batteries								
Lead/Acid	100%			2021	\$1,700		\$34,400	

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.

MUNICIPAL BUILDING

Asset # : 2071

Electrical	Current Repair Future Replacement					Maintenance			
System Component Type	% of Total	Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Stand-by Power									
Fuel Storage	500/		20.42	* *	-	A OC O OO			
Day Tank	50%	ervation, Extent : Light, A	2043		5	\$86,200			
		er valion, Extent : Light, A : Generator Room / Baser	**	. 10070					
		tion : 550 Gallons Capacit							
Main Tank	50%		2055	* *	5	\$13,700			
	Other Obs	ervation, Extent : Light, A : Basement		: 100%	5	<i><i>ψ</i>13,700</i>			
		tion : 15,000 Gallons Rate	d Capacity						
Lighting	•								
Interior Lighting									
Fluorescent	60%		2032	* *	10	\$511,300			
	Location	ervation, Extent : Light, A : Throughout The Buildin tion : T-8 Lamps	00	: 100%					
Fluorescent	10%	_	2022	\$608,900	10	\$85,200			
	Location	ervation, Extent : Light, A : Throughout The Buildin tion : T-12 Lamps	**	: 100%					
Fluorescent	10%	······································	2027	\$608,900	10	\$85,200			
	Other Obs Location	ervation, Extent : Moderat : Corridors And Basemen tion : Compact Fluorescen	te, Area Affe t			<i>~~~,_~~</i>			
Fluorescent	14%	non : compact i norescen	2035	* *	10	\$119,300			
Thoreseen	T-5 Lamps	s And Fixtures, Extent : Lig : Upper Floors		ected : 100%	10	ψ11 <i>9</i> ,500			
HID	1%		2027		10	\$300			
LED	5%		2035	* *					
Egress Lighting									
Emergency, Battery	50%		2032	* *	10	\$112,100			
		ervation, Extent : Light, A	**	: 100%					
		: Throughout The Buildin	-		D = -L				
	_	tion : Some Lighting Fixtur		ppea with Battery * *	Раск				
Exit, LED	50%		2055		1				
Exterior Lighting LED	10%		2035	* *					
No Component	90%		2055						
Alarm	2070								
Security System									
No Component	70%								
Generic	30%		2032	* *	1	\$104,100			
	Location	ervation, Extent : Light, A : Lobby And Corridors							
	Explanat	tion : CCTV Surveillance (Camera Syste	em					

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.

MUNICIPAL BUILDING

Asset # : 2071

		A3301 <i>#</i> . 2	0/1				
Electrical		Current Repair	Futur	re Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
larm Fire/Smoke Detection Generic, Digital	Location	ervation, Extent : Light, Area 1 : Throughout The Building tion : Smoke Detectors, Alarn			1-3 ns, Strobe	\$572,600 t Lights And Horns	
lechanical	-	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
eating Energy Source Utility Steam	Location	ervation, Extent : Light, Area : Basement Steam Room tion : From Con Edison	2037 Affected	** 1:100%	1		
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 Convector/Radiator		led Life, Extent : Moderate, A 1 : Throughout	2025 rea Affec	\$5,359,400 sted : 100%	1	\$300,100	
	Location Explana	ervation, Extent : Light, Area e : Throughout tion : Some Air Handling Equ e Not Utilized For This Purpo	ipment H		y To Pro	vide Heating, But	
ir Conditioning Energy Source Electricity	100%		2035	* *	1		

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MUNICIPAL BUILDING

Asset # : 2071

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	20%			2030	\$2,265,900	1	\$201,100	
Interior Pkg Unit -	10%	2-4	\$3,743,100	2032	* *	2	\$4,600	
Cooling			. , ,					
e	Malfuncti	oning, Exte	nt : Moderate, Are	a Affecte	d : 100%			
	Location	: Through	out, Multiple Mech	nanical D	Defects			
Interior Pkg Unit -	20%			2028	\$7,486,200	2	\$11,400	
Cooling					. , ,		. ,	
Interior Pkg Unit -	15%			2025	\$5,614,600	2	\$8,500	
Cooling							-	
Reciprocating	25%			2027	\$2,124,300	1	\$107,700	
Compr/Chiller								
			Extent : Light, Area	Affected	! : 100%			
	Locatior	: Sub-base	ement					
				ve Adjac	ent Building In Its	Entirety.	Centrifugal	
		Serves This	s Asset					
Window/Wall Unit	10%			2022	\$208,600	1		
Distribution								
CW & CHW Wtr	45%			2037	* *	4	\$30,900	
Pipe/Pump		_						
			Extent : Light, Area	Affected	1:100%			
		: Through		W D	(1.5.)			
		tion : Chill	ed And Condenser	Water Pi	umps And Piping			
No Component	55%							
Terminal Devices								
Fan Coil - 2 Pipe	35%			2027	\$6,666,200	1	\$105,000	
Fan Coil - 2 Pipe	10%		\$1,904,600	2037	* *	1	\$27,000	
			Extent : Moderate, .	00	ected : 100%			
		-	out Mechanical Ro					
	_	tion : Multi	ple Mechanical De	efects				
No Component	55%							
Heat Rejection								
Water Cooling Tower	45%			2025	\$1,709,600	2	\$420,800	
No Component	55%							
entilation								
Distribution	000/			LIPP	ىلە بىك	2.5	¢ 4 < < 2000	
Ductwork/Diffusers	90%			LIFE	* *	2-5	\$466,300	
No Component	10%							
Exhaust Fans	100/			2027	0056 000	2	#2 0.00	
Interior	10%			2027	\$356,200	2	\$2,800	
No Component	90%			100 .	1.00/			
			Extent : Light, Area		1:0%			
			out Mechanical Ro		The Costine C	tion Of 7	This Domost	
h	Explana	uon : Comp	bonent Accounted I	or Unde	er The Cooling Sec	tion Of T	nis keport	
lumbing								
H/C Water Piping Brass/Copper	100%			2047	* *	1		
Diass/Copper	100/0			207/		1		

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.

MUNICIPAL BUILDING

Asset # : 2071

lechanical	Current Repair	Μ	laintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
umbing						
HW Heat Exchanger						
Steam Fired	100%	2037	* *	4	\$137,800	
	Other Observation, Extent : Light, Area	ı Affectea	! : 100%			
	Location : Basement					
	Explanation : 3 Units					
Sanitary Piping	1000/		* *	1		
Cast Iron	100% On Entended Life Entent - Madausta	LIFE		1		
	On Extended Life, Extent : Moderate, A Location : Throughout	rea Ajjec	ilea : 100%			
	Location . Inroughout					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Cast from	On Extended Life, Extent : Light, Area			1		
	Location : Throughout	Ajjecieu .	10070			
C	Location : Inroughout					
Sump Pump(s) Non-Submersible	100%	2027	\$152,600	4	\$19,600	
Sewage Ejector(s)	10078	2027	\$132,000	4	\$19,000	
Electric	100%	2027	\$288,300	4	\$37,000	
Backflow Preventer	10070	2027	\$200,500		\$57,000	
Generic	100%	2035	* *	1	\$56,900	
Generie	Other Observation, Extent : Light, Area		l · 100%	1	\$50,500	
	Location : Sub-basement		. 10070			
	Explanation : Did Not Observe This C	Componer	nt			
Fixtures		ionip onei				
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : (16) 1st To 15th Floor, (8)			th To 25	th Floor, (2)	
	Service Units - 1st To 25th Floor, (1)					
	Explanation : Total 31 Units. 30 Main	i Elevato	rs, 1 Tower Elevat	or		
ire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$468,500	
Sprinkler						
Generic	50%	2037	* *	1-2	\$130,100	
Generic	50%	2047	* *	1-2	\$130,100	
	Other Observation, Extent : Light, Area	Affected	1:100%			
	Location : Throughout		~			
	Explanation : Sprinklers Are Added T	o The Te	nant Spaces As The	ey Are Re	enovated	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 : 165 CAI : BROOK : DGS006 : 67,531 : 23-Jun-2 	DMAN PLAZ ILYN 9.000 / 14126	A EAST	CNT HEADQUARTERS Agency's Number Yr Built/Renovated Project Type Landmark Status	S : N/A : 2007 / : REAL PROPERTY : NONE	
Block	: 85	Lot	: 6	BIN	: 3000172	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec Electrical	ture			\$300,500 \$55,700		\$40,800
Mechanical						\$165,900
Total				\$356,200		\$206,700
Importance Code	А			\$300,500		\$40,800
Importance Code	В			\$55,700		\$165,900
Total				\$356,200		\$206,700
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$32,500		\$15,100	\$7,900
Interior Architect	ure		\$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/Escalate	ors		\$7,900	\$7,900	\$7,900	\$7,900
Total			\$88,100	\$55,700	\$82,400	\$38,900
Importance Code	А		\$35,900	\$3,500	\$18,400	\$11,200
Importance Code	В		\$50,500	\$52,200	\$64,000	\$27,600
Importance Code	С		\$1,700			



\$55,700

\$82,400

\$38,900

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.

\$88,100

Total

Asset # : 14126

Architecture		Current I	Repair	Futur	e Replacement	Μ	laintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls								
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	
	Location	: Loading		-	-			
	Location	: South Fa	Extent : Light, Area cade, East Facade		d : 10%			
			ht, Area Affected : Vest Corner	5%				
	0	0	Extent : Moderate ins And Window Le					
Windows								
Aluminum	97%			2049	* *	5	\$15,700	
Metal Louvers	3%			2040	* *	10	\$3,000	
Parapets	50/			2052	- بە - بە	~	¢ 4, 500	
Metal/Glass Curt Wall	5%			2053	* *	5	\$4,500	
			xtent : Light, Area	Affected	: 100%			
			s - South Facade					
	-		ully Single Pane Gl					
Metal Panel	60%	0-2	\$22,500	2053	* *	5	\$26,700	
		-	xtent : Light, Area		: 20%			
		: Base Of	Parapet - Perimete	r Walls				
Metal Rail	25%			2044	* *	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	* *	5	\$2,500	
Roof								
IRMA/Protected Membrane		Now	\$10,000	2035	* *			
	Location	: Through						
	Location	: At Down	Extent : Moderate, A spouts And Within	Paver Jo	pints			
			xtent : Moderate, A ooling Fans	lrea Affe	cted : 10%			
terior								
Floors				0.05	A 100 100	-	A	
Carpet	30%			2026	\$409,400	3	\$45,500	
Cast in Place Concrete	10%			LIFE	* *	5	\$22,100	
			xtent : Light, Area	Affected	: 100%			
		: Through						
		tion : Epox	y Coating					
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	

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

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

Asset # : 14126

			ASSEL # . 14	-				
Architecture		Current R	lepair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	* *			
		ervation, E: : First Flo	xtent : Moderate, 2 or, Lobby	Area Affe	ected : 100%			
	Explanat	tion : This C	Component Is Actu	ally Slate	e Panels			
Wood	5%			LIFE	* *	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	Water Pen		\$10,400 ktent : Light, Area To Command Cer			5	\$30,300	
Expand Constants	25%	. Enti ance			* *	5	\$2,000	
Exposed Concrete Gypsum Board	23% 15%			LIFE LIFE	* *	5 5	\$3,900 \$19,000	
Gypsull Board	1370			LIFE		5	\$19,000	
Electrical		Current R	lepair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts				-				
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$300	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Electrica	l Room					
	Explanat	tion : Main	Service Disconnee	et Switch	Rated At 4000 Am	peres		
Switchgear / Switchboard								
Fused Disc Sw	90%			2047	* *	5	\$300	
Molded Case Bkrs	10%			2047	* *	5	\$200	
Raceway								
Conduit	100%			2047	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	\$1,800	
Wiring								
Thermoplastic	100%			2047	* *	1		
Motor Controllers						_		
Locally Mounted	30%			2040	* *	5	\$100	
Motor Control Center	70%			2040	* *	5	\$1,300	
Ground								
Grounding Devices	1000					_	* • • • • •	
Generic	100%			LIFE	* *	5	\$1,000	
Stand-by Power								
Transfer Switches	1000/			20.40	ىك باب		#2 0.000	
Automatic	100%			2040	* *	1	\$20,800	

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

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

Asset # : 14126

Electrical		Current I	Repair	Futur	e Replacement	Μ	laintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power									
Generators									
Diesel	100%			2036	* *	1	\$26,200		
		servation, E 1 : Generat	Extent : Light, Area	Affected	: 100%				
			or коот gency Generator К	ated At	1400 Vilowatta: En	II I and	Tast Dona On		
	· ·		No Load Test Don			ui Louu .	lesi Done On		
Batteries					2				
Nickel Cadmium	100%			2022	\$1,600	5	\$15,100		
Fuel Storage									
Main Tank	100%			2055	* *	5	\$2,000		
			Extent : Light, Area	Affected	1:100%				
		ı : Basemer							
• • •	Explana	tion : 8000	Gallon Rated Cap	acity					
ighting Interior Lighting									
Interior Lighting Fluorescent	70%			2032	* *	10	\$43,400		
Thorescent			Extent · Light Area		· 100%	10	φτ3,τ00		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building								
		tion : T-8 L							
Fluorescent	10%		···· · · · ·	2032	* *	10	\$6,200		
1 hubbeseent	Other Observation, Extent : Light, Area Affected : 100%								
		ı : Corridoi	-	55					
	Explana	tion : T-5 L	amps						
Fluorescent	10%			2032	* *	10	\$6,200		
	Compact	Fluorescen	t Light, Extent : Lig	ght, Area	Affected : 100%				
	Location	ı : Corridoi	rs And Stair Case						
Incandescent	10%			2032	* *	2	\$200		
Egress Lighting									
Emergency, Service	50%			2032	* *	1			
Exit, LED	50%			2055	* *	1			
Exterior Lighting									
HID	20%			2032	* *	10			
No Component	80%								
Alarm									
Security System	2007								
No Component	30%			2022	* *	1	¢17 700		
Generic	70%		Extent : Light, Area	2032		1	\$17,700		
			paces And Outside		. 10070				
			Paces Ana Ouisiae V Surveillance Can						
Fire/Smoke Detection	Блрини		Sur remance Can	101 40					
Generic, Digital	100%			2032	* *	1-3	\$41,600		
Senerity, Digital			Extent : Light, Area		: 100%		\$11,000		
			out The Building	55					
			e Lights, Manual H	Pull Statio	ons, Alarm Bells. H	Iorns An	d Smoke Detectors		

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

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

Asset # : 14126

		Asset # : 14120							
Mechanical		Current	Repair	Futur	e Replacement	Μ	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source Interruptible Gas/Dual Fuel	100%			2053	* *	1			
	Location	: Basemer	Extent : Light, Area nt With Retaining V 00 Gallon Oil Tank	Vall Arou					
Conversion Equipment									
Hot Water Boiler	Location	: Basemer	Extent : Light, Area nt Boiler Room al Fuel Hot Water		* * ! : 100%	1	\$33,400		
Distribution	Блрийни	110h . 2 Du		Doners					
Hot Wtr Piping/Pump Terminal Devices	100%			2049	* *	4	\$5,000		
Air Handler	70%			2032	* *	1	\$29,200		
Convector/Radiator	30%			2032	* *	1	\$6,500		
Air Conditioning	5070			2040		1	\$0,500		
Energy Source									
Electricity	100%			2049	* *	1			
Conversion Equipment Interior Pkg Unit -	5%			2028	\$125,100	2	\$200		
Cooling Ext Pkg Unit - Heating/Cooling	95%			2032	* *	2	\$3,900		
Distribution CW & CHW Wtr	5%			2053	* *	4	\$200		
Pipe/Pump		ervation, E : Basemer	Extent : Light, Area 1t	Affected	! : 100%				
	Explana	tion : Cond	lenser Water Pump	s Associa	ated With Dry Coo	ler			
No Component	95%								
Heat Rejection									
Dry Cooler	5%			2032	* *	2	\$2,400		
	Other Obs Location		Extent : Light, Area	Affected	! : 100%				
	Explana	tion : The (Component Observ	ed Is A L	Dry Cooler				
No Component	95%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700		
Exhaust Fans									
Roof	100%			2032	* *	2	\$2,100		
Plumbing									
H/C Water Piping				0.0					
Brass/Copper	100%			2053	* *	1			

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.

Asset # : 14126

Mechanical	Current Repair	Future	Replacement	Μ		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year H FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2025	\$40,800	2	\$1,000	
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location : Basement					
	Explanation : 2 Dual Fuel Units					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Generic	100%	2035	* *	1	\$4,100	
Fixtures						
Generic	100%					
	Low Consumption Fixtures, Extent : L	light, Area Aj	ffected : 100%			
	Location : Throughout					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected :	100%			
	Location : Basement To 3rd Floor					
	Explanation : Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2053	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2040	* *	1	\$12,600	

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

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020 Print Date: 16-Sep-2019

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						

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$768,900	\$1,506,800
Interior Architecture	\$209,300	\$1,591,200
Electrical		\$110,100
Mechanical	\$248,600	\$601,200
Total	\$1,226,800	\$3,809,300
Importance Code A	\$768,900	\$1,506,800
Importance Code B	\$457,900	\$2,215,300
Importance Code C		\$87,200

Total		\$1,226,800		\$3,809,300
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$127,700	\$125,500	\$1,106,100	\$107,700
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			
Total	\$127,700	\$125,500	\$1,106,100	\$107,700



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OFFICE BUILDING JUDICIAL CENTER

Asset # : 4381

Architecture	Current Repair			Futur	e Replacement	Μ		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls	• • • • •		• • • • • • • • • •			_	<i>.</i>	
Masonry: Brick	Cracking/	Now Crumbling, : Through	\$444,200 Extent : Moderate out	LIFE , Area A	* * ffected : 30%	5	\$46,400	
Metal/Glass Curt Wall	75%			LIFE	* *	5	\$326,100	
Marble Panels	5%	Now	\$324,700	LIFE	* *	5	\$8,700	
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%			
Windows	1000/				ate ate	_	* 10.000	
Aluminum	100%			2043	* *	5	\$18,000	
Parapets	2007			LIPP	ىلە بىك	-	#2 400	
Masonry: Brick	30%			LIFE	* *	5	\$2,400	
Metal/Glass Curt Wall	30%			2047	* *	5	\$9,200	
Metal Panel	40%			2047	* *	5	\$12,300	
Roof Modified Bitumen	100%			2027	\$1,060,400	10	\$73,900	
terior								
Floors								
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	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	* *	5	\$14,500	
Concrete Masonry Unit	15%			LIFE	* *	5	\$17,400	
			Extent : Light, Ard ls, Basement	ea Affect	ed : 5%			
Gypsum Board	50%			LIFE	* *	5	\$87,200	
Plaster	20%			LIFE	* *	5	\$17,400	
Ceilings								
AcousTileSusp.Lay-In	Loose/Del	2-4 am Surface : Lobby, C	\$82,700 e, Extent : Light, Ar Corridors	2032 rea Affect	* * ted : 5%	5	\$96,600	
	-	iscoloring, : Lobby, C	Extent : Light, Ard Corridors	ea Affect	ed : 5%			
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	5%	2-4	\$126,600	LIFE	* *			
-		-	xtent : Light, Area t, Throughout	Affected	: 5%			
Gypsum Board	5%		-	LIFE	* *	5	\$14,200	
lectrical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit

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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OFFICE BUILDING JUDICIAL CENTER

Asset # : 4381

Electrical	Current Repair F			e Replacement	М			
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%		2053	* *	5	\$600		
		rvation, Extent : Moderate, .	Area Affe	cted : 100%				
		Electrical Room	_	~ .				
<u> </u>	Explanati	on : One 3000 Amperes Mai	n Discon	nect Switch				
Switchgear / Switchboard	700/		2052	* *	-	¢.500		
Fused Disc Sw	70%		2053	* *	5	\$500		
Fused Disc Sw	30%		2037	* *	5	\$200		
Raceway	200/		2052	* *	1			
Conduit	80%		2053	* *	1			
Conduit	20%		2037		1			
Panelboards	00/		20.40	* *	5	¢200		
Fused Disc Sw Fused Disc Sw	8%		2049	* *	5	\$300		
	2%		2035	* *	5	\$100		
Molded Case Bkrs	30%		2035	* *	5	\$1,200		
Molded Case Bkrs	60%		2049	* *	5	\$2,400		
Wiring	700/		2052	* *	1			
Thermoplastic	70%		2053	* *	1			
Thermoplastic	30%		2037	• •	I			
Motor Controllers	20%		2040	* *	5	\$200		
Locally Mounted Motor Control Center	20% 70%		2040	* *	5 5	\$2,900 \$2,900		
	10%		2040	* *	3	\$2,900		
Variable Frequency Drive	1070		2044					
round								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$2,200		
tand-by Power	10070		LIIL		5	\$2,200		
Transfer Switches								
Automatic	100%		2044	* *	1	\$46,200		
Generators						+ • • • • • •		
Diesel	100%		2040	* *	1	\$58,100		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location		00					
	Explanati	on : One 275 Kilowatts						
Batteries	*							
Lead/Acid	100%		2022	\$1,600	5	\$5,600		
Fuel Storage								
Main Tank	100%		2062	* *	5	\$4,400		
	Other Obse	rvation, Extent : Moderate, .	Area Affe	ected : 100%		-		
	Location	Basement						
	Explanati	on : One 500 Gallon						

Lighting

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 OFFICE BUILDING JUDICIAL CENTER

Asset # : 4381

		A5501#.4	501				
Electrical		Current Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Interior Lighting							
Fluorescent	75%		2035	* *	10	\$103,200	
	Location Explanat	ervation, Extent : Light, Area : Throughout The Building tion : T-8 Lamps		! : 100% * *	10	¢< 000	
Fluorescent	-	Fluorescent Light, Extent : Mo : Lobby And Some Areas	2035 oderate, 2		10)%	\$6,900	
LED	20%		2037	* *			
Egress Lighting							
Emergency, Service	48%		2035	* *	1		
Emergency, Battery	2%		2032	* *	10	\$700	
Exit, LED	50%		2062	* *	1	<i>4</i> , 0	
Exterior Lighting	0070		2002		-		
HID	100%		2035	* *	10	\$500	
Jarm	10070		2000		10	\$200	
Security System No Component	90%						
Generic	10%		2035	* *	1	\$5,600	
Fire/Smoke Detection No Component	90%						
Generic, Digital	10%		2035	* *	1-3	\$9,200	
Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment Hot Water Boiler	100%		2032	* *	1	\$74,200	
Distribution Hot Wtr Piping/Pump	100%		2043	* *	4	\$7,400	
Terminal Devices							
Air Handler	40%		2032	* *	1	\$37,100	
Convector/Radiator	20%		2040	* *	1	\$9,700	
Fan Coil Unit/Heat	40%		2032	* *	1	\$19,400	
	Location	ervation, Extent : Light, Area : Serves Perimeter Of Buildi	ng				
	Explanat	tion : Dual Temperature Fan	Coil Uni	ts			
air Conditioning							
Energy Source							
Electricity	10%		2043	* *	1		
	000/		2047	* *	1		

* *

1

2047

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.

90%

Natural Gas
DEPT. OF CITYWIDE ADMIN. SERV. - 856 OFFICE BUILDING JUDICIAL CENTER

Asset # : 4381

	Current F	Jamain					
Current Repair			Futur	e Replacement	Maintenance		
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
90%	0-2	\$157,900	2036	* *	1	\$131,500	
10%			2032	**	1	\$7,000	
100%			2047	* *	4	\$7,400	
100%			2032	* *	1	\$92,800	
100%			2025	\$564,000	2	\$151,000	
100%			LIFE	* *	2-5	\$83,600	
10070			211 2		- 0	400,000	
90%			2032	* *	2	\$4,100	
10%			2032	* *	2	\$500	
1000/			a	ale ale			
100%			2047	* *	1		
100%			2022	\$90,600	2	\$2 200	
10070			2022	\$70,000	2	\$2,200	
100%			LIFE	* *	1		
100%			LIFE	* *	1		
1000/						* < • • •	
100%			2032	* *	4	\$6,000	
1000/			2022	* *	1	\$0.200	
10070			2032		1	\$9,200	
100%							
10070							
100%			LIFE	* *			
Location	: 1 Unit F	rom Basement To S	00		t to 9th F	loor	
100%			2047	* *	1-5	\$75,600	
100%			2047	* *	1-2	\$42,000	_
	90% Repairs In Location 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100% 100%	90% 0-2 Repairs In Progress, Location : Basemen 10% 100% 100% 100% 100% 100% 100% 100%	90% 0-2 \$157,900 Repairs In Progress, Extent : Light, Are Location : Basement Mechanical Equility 10% 10% 100% 100%	Total (Years) FY 90% 0-2 \$157,900 2036 Repairs In Progress, Extent : Light, Area Affecte Location : Basement Mechanical Equipment Re 10% 2032 100% 2047 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2047 100% 2047 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% 2032 100% LIFE 00% 2032 100% LIFE	Total (Years) FY 90% 0-2 \$157,900 2036 ** Repairs In Progress, Extent : Light, Area Affected : 30% Location : Basement Mechanical Equipment Room, 1 Of 3 Units 10% 100% 2032 ** 100% 2047 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2047 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100% 2032 ** 100%	Total (Years) FY (Yrs) 90% 0-2 \$157,900 2036 ** 1 Repairs In Progress, Extent : Light, Area Affected : 30% Location : Basement Mechanical Equipment Room, 1 Of 3 Units 100% 2032 ** 1 100% 2047 ** 4 100% 2032 ** 1 100% 2032 ** 1 100% 2032 ** 1 100% 2032 ** 1 100% 2032 ** 2 100% 2032 ** 2 100% 2032 ** 2 100% 2047 ** 1 100% 2047 ** 1 100% 2047 ** 1 100% 2032 ** 1 100% 2032 ** 1 100% 2032 ** 1 100% 2032 ** 1 10	Total (Years) FV (Ýrs) 90% 0-2 \$157,900 2036 ** 1 \$131,500 Repairs In Progress, Extent : Light, Area Affected : 30% Location : Basement Mechanical Equipment Room, I Of 3 Units 1 \$7,000 100% 2032 ** 1 \$7,000 100% 2032 ** 1 \$7,000 100% 2047 ** 4 \$7,400 100% 2032 ** 1 \$92,800 100% 2025 \$564,000 2 \$151,000 100% 2032 ** 2 \$4,100 100% 2032 ** 2 \$500 100% 2047 ** 1 100% 2047 ** 1 100% 2032 ** 1 \$9,000 100% LIFE ** 1 100% LIFE ** 1 \$9,200 100% 2032 ** 1

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 OFFICE BUILDING JUDICIAL CENTER

Asset # : 4381

Mechanical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Fire Pump Generic	100%		2036	* *	1	\$28,000	

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

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

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
Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 DGS0028.000 / 2039 261,000 21-Jun-2017 Basement, Roof, Floors 1,3,4 	Yr Built/Renovated Project Type Landmark Status	: 1940 / 2005 : REAL PROPERTY : NONE

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$2,119,300	\$5,986,800
Importance Code A	\$924,900	\$266,300
Importance Code B	\$962,700	\$5,543,800
Importance Code C	\$231,700	\$176,600
Total	\$2,119,300	\$5,986,800

Total	\$252,400	\$151,200	\$194,500	\$672,600
Importance Code C	\$25,900			
Importance Code B	\$152,000	\$125,400	\$168,500	\$620,800
Importance Code A	\$74,400	\$25,800	\$26,000	\$51,800
Total	\$252,400	\$151,200	\$194,500	\$672,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Pavements	\$6,100			
Site Enclosure	\$30,600			
Mechanical	\$100,800	\$78,900	\$119,500	\$101,100
Electrical	\$44,400	\$34,700	\$66,500	\$40,000
Interior Architecture	\$17,900	\$33,600	\$4,500	\$501,700
Exterior Architecture	\$48,600			\$25,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset # : 2039

rchitecture	Current Repair	Future Replacement	N	laintenance	
rstem Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priorit
terior					
Exterior Walls					
Fiberglass Panel	1%	2041 **	5	\$8,200	
Masonry: Brick	86%	LIFE **	5	\$187,700	
	Vertical Cracks, Extent : Moderate, A Location : Cultural Center	rea Affected : 1%			
Masonry: Limestone	10% Now \$126,200	LIFE **	5	\$16,400	
·	Spalling, Extent : Moderate, Area Affe	ected : 5%			
	Location : Main Entrance	4 4 4 6 4 1 100 /			
	Staining/Discoloring, Extent : Modera	ite, Area Affected : 10%			
	Location : Main Entrance				
Granite Panels	3%	LIFE **	5	\$4,900	
	Recent Construction, Extent : Light, A	rea Affected : 4%			
	Location : Cultural Center				
Windows	1000/	2011 **	-	¢71.000	
Aluminum	100% Water Penetration, Extent : Light, Are	2044	5	\$71,600	
	Location : Stairwell Window	a Affectea : 1%			
Parapets					
Masonry: Brick	83% Now \$272,300	LIFE **	5	\$22,300	
,	Painted Surfaces, Extent : Moderate, A Location : Interior Face	Area Affected : 50%			
	Spalling, Extent : Moderate, Area Affe	ected : 25%			
	Location : Interior Face	6 1 250/			
	Worn/Eroded, Extent : Light, Area Aff Location : Interior Face	ectea : 25%			
				** ***	
Masonry: Limestone	10% Now \$29,700		5	\$3,400	
	Jnt Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 25%			
	Location : Coping				
	Caulking Deteriorated, Extent : Mode Location : Coping	rate, Area Affectea : 50%			
Metal Rail	5%	2041 **	5-10	\$24,300	
Granite Panels	2%	LIFE **	5	\$600	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset # : 2039

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Metal Panel	15% Recent Constructio Location : Cultur	n, Extent : Light, Are al Center	2045 ea Affecte	* * ed : 100%	10	\$42,800	
Modified Bitumen	Location : West S	Extent : Moderate, Ai					
Single Ply Membrane	5%		2036	* *	10	\$7,800	
	Location : Cultur	n, Extent : Light, Are al Center	ea Affecte	ed : 100%			
Skylight, Metal/Glass	5% Recent Installation, Location : Cultur	Extent : Light, Area al Center	2054 Affected	* * ': 100%	10	\$25,900	
Soffits							
Glass: Special Gauge	25%		LIFE	* *	1		
Masonry: Limestone	75%		LIFE	* *	5		
nterior							
Floors							
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	
Interior Walls							
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	
Ceilings							
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	

Site Enclosure

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.

QUEENS BOROUGH HALL

Asset	#	5	2039	

Architecture		Current I	Repair	Futur	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ite Enclosure								
Fence/Gates								
Chain Link	15%		¢10.000	2048	* *			
Iron Picket	85%		\$19,800	2048				
		/kusting, E : Through	xtent : Moderate, A	area Affe	ected : 25%			
		0	oui Extent : Moderate,	Area Af	Facted · 25%			
		: Through		лгей Ајј	<i>fected</i> . 2570			
Free Standing Walls	Locario	· · Iniougn	0111					
Masonry: Brick	100%			2038	* *			
Retaining Walls								
Masonry: Brick	75%	0-2	\$10,000	2038	* *			
-	-	-	Extent : Moderate	, Area A	ffected : 5%			
		: Through						
			l, Extent : Moderat	e, Area	Affected : 5%			
		: Through						
Masonry: Fieldstone	25%		\$800	2038	* *			
			l, Extent : Moderat	e, Area 1	Affected : 5%			
	Location	: Through	out					
Site Pavements								
Public Sidewalk Cast in Place Concrete	90%			2022	* *			
Pavers/Stone	90% 10%			2033 2041	* *			
On-Site Walkways	1070			2041				
Asphalt	25%	0-2	\$6,100	2031	* *			
rispitate			Extent : Moderate		ffected : 5%			
		: Through		· ··· ·				
Cast in Place Concrete	50%	-		2041	* *			
Pavers/Stone	25%			2031	* *			
Parking/Driveway	-							
Asphalt	100%	0-2	\$231,700	2031	* *			
	Broken/M	issing Elem	ents, Extent : Mod	erate, Ar	rea Affected : 5%			
		: Through						
	-	-	Extent : Moderate	, Area A	ffected : 5%			
		: Through						
			Extent : Light, Area	a Affecte	ed : 5%			
	Location	: Through	out					
Floctrical								

System Component% of TotalFail Date (Years)Year FYEstimated Cost (Year)Cycle Estimated Cost (Yrs)	Electrical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
турс				Year FY	Estimated Cost	-	Estimated Cost	Priority

Under 600 Volts

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.

QUEENS BOROUGH HALL

Asset # : 2039

Electrical	С	urrent Repair	Futur	e Replacement	М	aintenance	
System	% of Fa	il Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Component Type	Total (Years)	FY		(Yrs)		
nder 600 Volts Service Equipment							
Fused Disc Sw	70%	4+ \$155,600	2058	* *	5	\$400	
Fused Disc Sw		4+ \$155,000 Life, Extent : Moderate, A			5	\$400	
		Did Electrical Room	ireu Ajjec	ieu . 10070			
		ation, Extent : Moderate,	Area Affa	ected · 100%			
		Dld Electrical Room	лгей лује	cieu . 10070			
		: Signs Of Water Leaking	a Into Ras	e Of Servie Fauin	nont		
Fused Disc Sw	30%	. Signs Of Huier Leaking	2048	* *	5	\$300	
Fused Disc Sw		ation, Extent : Moderate,			3	\$200	
		New Electrical Room	Area Ajje	cieu . 10070			
			ated At 11	100 1			
Servital and / Servital hand	Explanation	: Main Service Switch Ro	alea Al 40	00 Amperes			
Switchgear / Switchboard Fused Disc Sw	60%		2048	* *	5	\$700	
Hused Disc Sw Molded Case Bkrs	60% 40%		2048	* *	5 5	\$700 \$2,700	
	4070		2048		3	\$2,700	
Raceway Conduit	80%		2028	\$533,600	1		
Conduit	20%		2028	\$555,000	1		
Panelboards	2070		2040		1		
Fused Disc Sw	5%		2027	\$25,300	5	\$300	
Molded Case Bkrs	25%		2027	\$126,500	5	\$1,700	
Molded Case Bkrs	30%		2027	\$120,500	5	\$2,100	
Molded Case Bkrs	40%		2030	* *	5	\$2,700	
Wiring	-1070		2011		5	\$2,700	
Braided Cloth	10%	2-4 \$103,100	2053	* *	1		
Diulded Clour		ed, Extent : Moderate, Ar		ed : 100%	1		
	Location : C		eungeen	u. 10070			
Thermonlastic	50%		2048	* *	1		
Thermoplastic Thermoplastic	30% 40%		2048	* *	1		
Motor Controllers	4070		2038		1		
Locally Mounted	30%		2026	\$9,400	5	\$500	
Locally Mounted	70%		2020	**	5	\$1,200	
bround	/0/0		2041		5	\$1,200	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$3,800	
Generie		ation, Extent : Light, Area		· 100%	5	\$5,000	
		ulion, Extent : Elgin, Med Sub-basement In The Boile		. 10070			
		: Metal Water Pipe					
tand-by Power	Explanation						
Transfer Switches							
Automatic	100%		2041	* *	1	\$80,300	
Generators	100/0				-	400,000	
Diesel	100%		2037	* *	1	\$101,100	
		ation, Extent : Light, Area		: 100%	-		
		Dutside The Building					
		: 810 Kilowatts Diesel G	Generator				
	•						
Batteries							

Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset # : 2039

A55et # . 2				
	-			
% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priorit
		* 5	\$7,700	
	a Affected : 100%			
Explanation : 4800 Gation Capacity				
55%	2028 \$865,100) 10	\$131,700	
Other Observation, Extent : Light, Area				
Location : Throughout The Building				
Explanation : T-12 Lamps				
40%	2033 * *	* 10	\$95,800	
Location : Hallways And New Addition	ons			
5%	2033	* 10	\$12,000	
	Area Affected : 100%			
-				
Explanation : Compact Fluorescent I	light Fixtures			
500/	2022	. .		
	2033	1		
50%	2033	1		
20%	2022 **	* 10	\$200	
	2033	10	\$200	
7070				
90%				
10%	2033 * *	* 1	\$9,800	
	a Affected : 100%			
Explanation : CCTV Surveillance Ca	meras			
1000/				
		* 1-3	\$165,700	
8	a Affected : 100%			
8	Annual Dull Stations Alam	n Dolla		
Explanation : Strode Lights, Horns, N	aanuat ruti stations, Alari	n Dells		
Current Repair	Future Replacement	N	laintenance	
% of Fail Date Estimated Cost	Year Estimated Cos	t Cycle	Estimated Cost	Priorit
Total (Years)	FY	(Yrs)		'
	Current Repair % of Fail Date Estimated Cost Total (Years) 100% Other Observation, Extent : Light, Area Location : Outside Explanation : 4800 Gallon Capacity 55% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : T-12 Lamps 40% T-8 Lamps And Fixtures, Extent : Light Location : Hallways And New Addition 5% Other Observation, Extent : Moderate, Location : Hallways Explanation : Compact Fluorescent I 50% 30% 70% 30% 70% 100% Other Observation, Extent : Light, Area Location : 4th Floor Hallways Only Explanation : CCTV Surveillance Ca 100% Other Observation, Extent : Light, Area Location : 4th Floor Hallways Only Explanation : CCTV Surveillance Ca 100% Other Observation, Extent : Light, Area Location : Throughout The Building Explanation : Strobe Lights, Horns, M	Current RepairFuture Replacement% of Total (Years)Year (Years)Estimated Cost FY100%2056***00%2056***0ther Observation, Extent : Light, Area Affected : 100% Location : Outside Explanation : 4800 Gallon Capacity2028\$865,10055%2028\$865,1000ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps2033***40%2033***5%2033***0ther Observation, Extent : Light, Area Affected : 100% Location : Hallways And New Additions2033***5%2033***30%2033***30%2033***30%2033***100%2033***100%2033***100%2033***100%2033***100%2033***100%2033***100%2033***100%2033***100%2033***100%2033***0ther Observation, Extent : Light, Area Affected : 100% Location : 4th Floor Hallways Only Explanation : CCTV Surveillance Cameras100%2033***100%2033***0ther Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarr100%2033***0ther Observation, Extent : Light, A	Current Repair Future Replacement M % of Fail Date Estimated Cost Total Year Estimated Cost (Years) Cycle (Yrs) 100% 2056 *** 5 Other Observation, Extent : Light, Area Affected : 100% Location : Outside Explanation : 4800 Gallon Capacity 10 55% 2028 \$865,100 10 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps 10 40% 2033 ** 10 T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Hallways And New Additions 10 5% 2033 ** 10 Other Observation, Extent : Moderate, Area Affected : 100% Location : Hallways 10 Explanation : Compact Fluorescent Light Fixtures 50% 2033 ** 50% 2033 ** 1 30% 2033 ** 1 00% 2033 ** 1 10% 2033 ** 1 30% 2033 ** 1 30% 2033 ** 1 </td <td>Current RepairFuture ReplacementMaintenance% ofFail Date Estimated CostYearEstimated CostCycleEstimated Cost100%2056**5\$7,700Other Observation, Extent : Light, Area Affected : 100%Location : Outside\$865,10010\$131,700Other Observation, Extent : Light, Area Affected : 100%Location : Outside\$865,10010\$131,700Other Observation, Extent : Light, Area Affected : 100%Location : Throughout The Building\$865,10010\$131,700Location : Throughout The BuildingExplanation : T-12 Lamps2033**10\$95,800T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%Location : Hallways And New Additions\$12,000Other Observation, Extent : Moderate, Area Affected : 100%Location : Hallways\$12,000Location : HallwaysExplanation : Compact Fluorescent Light Fixtures\$10\$12,000S0%2033**1\$20090%2033**1\$9,800Other Observation, Extent : Light, Area Affected : 100%Location : Hallways\$10\$20090%2033**1\$9,800Other Observation, Extent : Light, Area Affected : 100%Location : 4th Floor Hallways Only\$165,700Other Observation, Extent : Light, Area Affected : 100%Location : 4th Floor Hallways Only\$165,700Other Observation, Extent : Light, Area Affected : 100%Location : Throughout The Building\$165,700Other Observation, Extent : Light, Area Affected :</td>	Current RepairFuture ReplacementMaintenance% ofFail Date Estimated CostYearEstimated CostCycleEstimated Cost100%2056**5\$7,700Other Observation, Extent : Light, Area Affected : 100%Location : Outside\$865,10010\$131,700Other Observation, Extent : Light, Area Affected : 100%Location : Outside\$865,10010\$131,700Other Observation, Extent : Light, Area Affected : 100%Location : Throughout The Building\$865,10010\$131,700Location : Throughout The BuildingExplanation : T-12 Lamps2033**10\$95,800T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%Location : Hallways And New Additions\$12,000Other Observation, Extent : Moderate, Area Affected : 100%Location : Hallways\$12,000Location : HallwaysExplanation : Compact Fluorescent Light Fixtures\$10\$12,000S0%2033**1\$20090%2033**1\$9,800Other Observation, Extent : Light, Area Affected : 100%Location : Hallways\$10\$20090%2033**1\$9,800Other Observation, Extent : Light, Area Affected : 100%Location : 4th Floor Hallways Only\$165,700Other Observation, Extent : Light, Area Affected : 100%Location : 4th Floor Hallways Only\$165,700Other Observation, Extent : Light, Area Affected : 100%Location : Throughout The Building\$165,700Other Observation, Extent : Light, Area Affected :

Energy Source				
Interruptible Gas/Dual	100%	2038	* *	1
Fuel				

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.

QUEENS BOROUGH HALL

Asset # : 2039

lechanical	Current Repair			Futur	e Replacement	M	Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
eating									
Conversion Equipment									
Steam Boiler	100%			2033	* *	1	\$258,500		
			xtent : Light, Area						
					And Queens House	-			
				1 Small U	Unit For Summer U	Jse. Boile	ers Also Supply		
Distribution	Other No	earby City I	Buildings						
Hot Wtr Piping/Pump	10%			2044	* *	4	\$1,300		
Central Plant Steam	90%			2044	* *	4 4	\$1,500		
Piping/Pmp	9070			2048		4	\$11,000		
Terminal Devices									
Air Handler	20%			2033	* *	1	\$32,300		
Convector/Radiator	70%			2033	* *	1	\$59,000		
Fan Coil Unit/Heat	10%			2033	* *	1	\$8,400		
r Conditioning	1070			2055		1	\$0,400		
Energy Source									
Electricity	80%			2036	* *	1			
Natural Gas	20%			2038	* *	1			
Conversion Equipment									
Centrifugal, Elec Chiller	22%			2031	* *	1	\$62,100		
Reciprocating	18%	Now	\$19,800	2028	\$395,100	1	\$19,600		
Compr/Chiller									
1	Leak Evid	ent, Extent	: Severe, Area Affe	ected : 5%	Vo				
	Location	e : 1 Unit, E	asement						
	R-22 Refr	igerant, Ext	ent : Light, Area A	ffected :	40%				
	Location	i : Basemen	t						
			xtent : Light, Area	Affected	: 40%				
		: Basemen							
	Explana	tion : Rotar	y Screw Compress	ors					
Reciprocating	10%			2028	\$219,500	1	\$12,100		
Compr/Chiller									
	R-22 Refr	igerant, Exi	ent : Light, Area A	ffected :	20%				
		: Basemen							
			xtent : Light, Area	Affected	1:20%				
		e : Boiler R							
	Explana	tion : Natur	al Gas Engines Di	riving Co	ompressors				
Reciprocating Compr/Chiller	10%	Now	\$109,700	2028	\$219,500	1	\$10,900		
		ent, Extent : Subbaset	: Severe, Area Affe nent	ected : 10	0%				
Split Unit	15% R-22 Refr Location	-	ent : Light, Area A	2028 Iffected :	\$828,000 15%				
	Other Obs	ervation, E	xtent : Light, Area n Rear Yard	Affected	1 : 15%				
	Explana	tion : 3 Uni	ts One On Rooftop	2 In Red	ar Yard				

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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset # : 2039

Mechanical		Current Repair Future Rep			placement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning			1					
Distribution								
CW & CHW Wtr	75%		2038	* *	4	\$14,500		
Pipe/Pump								
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%		2033	* *	1	\$121,100		
No Component	25%							
Heat Rejection								
Air Cooled Condenser	15%		2028	\$78,200	2	\$27,300		
Unit								
Water Cooling Tower	60%		2029	\$588,800	2	\$157,600		
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$145,500		
Exhaust Fans								
Interior	90%		2033	* *	2	\$7,200		
Roof	10%		2033	* *	2	\$800		
lumbing								
H/C Water Piping				at at				
Brass/Copper	100%		2038	* *	1			
HW Heat Exchanger	1000/		2040			***		
Steam Fired	100%		2048	* *	4	\$25,800		
Sanitary Piping	1000/							
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/			* *				
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	1000/		2020	¢20.400	4	#5.500		
Non-Submersible	100%		2028	\$39,400	4	\$5,500		
Backflow Preventer	000/							
No Component	90% 10%		2033	<u>ب</u> به	1	¢1 (00		
Generic		ampation Extant Light Ana			1	\$1,600		
		ervation, Extent : Light, Area : Basement	Ајјестей	. 10070				
			nont					
Fixtures	Блрійна	tion : Serving Cooling Equipr	nent					
Generic	100%							
/ertical Transport	10070							
Elevators								
Geared Traction	50%		LIFE	* *				
Geared Haeton		ervation, Extent : Light, Area		: 100%				
		: Basement To 3rd Floor	-,,, cerea					
		tion : One Freight Unit						
Hydroplic	50%		LIFE	* *				
Hydraulic		ervation, Extent : Light, Area						
		: Basement To 3rd Floor	IJJecieu	. 100/0				
	Locuion	. Dusement 10 JIU 11001						

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS BOROUGH HALL

Asset # : 2039

Mechanical	Current Repa	ir Future Repl	acement	Μ		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$136,500	
Sprinkler						
No Component	50%					
Generic	50%	2038	* *	1-2	\$36,600	

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

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name :	QUEENS CIVIL/HOUSING COURT		
Address : 8	89-17 SUTPHIN BLVD.		
Borough :	QUEENS	Agency's Number	: 312-420
Program / Asset # :]	DGS0042.000 / 4375	Yr Built/Renovated	: 1997 /
Area Sq Ft : 3	319,135	Project Type	: REAL PROPERTY
Date of Survey : 2	24-Jun-2016	Landmark Status	: NONE
Areas Surveyed :]	Basement, Sub Basement, Roof, Floors 1	,2,3,4,5,PEN	
Block : 9	9680 Lot : 1	BIN	: 4448759

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$6,866,600	\$23,665,200
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
Total	\$6,866,600	\$23,665,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$290,600	\$233,200	\$349,000	\$194,700
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	



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.

Asset # : 4375

rchitecture		Current Re	pair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	\$11,900	
Masonry: Granite	Cracking/ Location	: West Faca		-	-	5	\$17,800	
			ent : Severe, Are vel 1 Garage At S					
Metal/Glass Curt Wall	Water Pen		\$996,700 ent : Moderate, A 47, Room 454 Ar		* * cted : 15% East Wall - Judges	5 s Chambe	\$111,300 ers	
Metal Panel	Location		tent : Light, Area al Penthouse Louvers	2047 Affected	**	5-10	\$163,300	
Metal Coiling Doors	-	Dented, Exte : Lower Lev	ent : Moderate, A vel 1	2032 rea Affec	* * cted : 20%	5	\$37,100	
Panel/Paver: Limestone	Jnt Mortar Location Water Pen	: Various Le etration, Ext	\$617,600 Extent : Moderat poations Through ent : Moderate, A Grade Level And	out 1rea Affe	cted : 5%	5	\$80,100	
Windows								
Aluminum	100%			2035	* *	5	\$18,900	
Parapets								
Masonry: Granite	10%			LIFE	* *	5	\$1,400	
Metal Panel	Corrosion	0	\$4,700 ent : Moderate, 2 arapet Wall - Fas	00		5	\$2,200	
Metal Rail		2-4 Rusting, Ext : Throughou	\$3,200 tent : Moderate, 2 ut	2040 1rea Affe	* * cted : 30%	5	\$8,200	
Panel/Paver: Limestone	Caulking I Location	: Throughou				5	\$8,200	
	Location	: Coping Sto		, Area A	<i>ijecieu : 55%</i>			
Weathering Steel	Other Obs		\$4,000 tent : Moderate, A orts - Mechanica			1		

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.

Asset # : 4375

Architecture		Current I	Repair	Futur	e Replacement	N	laintenance	
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			
		ud/Misposn : Penthou	, Extent : Moderat se Roof	e, Area A	Iffected : 25%			
	Miss/Dam	aged Flash	nings, Extent : Mod	erate, Ar	ea Affected : 15%			
	Location	: Penthou	se					
	Vegetation	n Growth, 1	Extent : Moderate,	Area Affe	ected : 20%			
	Location	: Penthou	se Roof At Cooling	Tower A	Ind Perimeter Wal	ls		
Plaza Roof: Stone Par	nels 25%	Now	\$458,500	2057	* *			
			Extent : Severe, Are	00				
		: Over Ba Courtyard	sement Parking Go	rage - W	Vest And South Fac	ades, Ma	ain Enetrance And	
Sloped Glazing	15%	Now	\$733,900	LIFE	* *	5	\$263,400	
			iss, Extent : Severe	, Area A <u>j</u>	ffected : 25%			
		: Atrium S						
			ed, Extent : Moderd	ite, Area	Affected : 35%			
		: Through			1 250 (
			xtent : Moderate, 4					
nterior	Location	. KOOM 4.	54, Courtyard Stair	Ojj Airii	um Ana Souin Cori	riaor		
Floors								
Carpet	15%			2026	\$960,800	3	\$106,700	
Cast in Place Concrete		Now	\$208,800	LIFE	**	5	\$207,500	
	Cracking/	Crumbling,	Extent : Moderate		ffected : 15%	5	\$207,200	
		: Boiler R	oom Extent : Severe, Are		1. 100/			
			stent : Severe, Are ast Corner At Lowe	00				
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		Now	\$213,300	2037	* *	3	\$8,900	
			: Severe, Area Aff	ected : 4	0%			
	Location	: Lower L	evels 1 And 2					

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.

Asset # : 4375

			ASSet # : 4.	5/5				
rchitecture	Current Repair Future Replace			e Replacement	ement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Interior Walls								
Concrete Masonry Unit		Now	\$72,100	LIFE	**	5	\$12,300	
	0	Crumbling, : Boiler R	, Extent : Moderate	, Area A	ffected : 10%			
			oom Extent : Severe, Area	a Affacta	$d \cdot 10\%$			
			oom And Lower Le		u . 1070			
Fabric on Framing	15%	. Doner R		2028	\$3,718,900	5	\$11,500	
Glass: Single Pane	1370 5%			LIFE	\$3,718,900	5	\$5,800	
Gypsum Board	40%			LIFE	* *	5	\$36,800	
Granite Panels	5%			LIFE	* *	-	+- •,• • •	
Marble Panels	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$30,700	
Ceilings								
AcousTileConcealSpLn		Now	\$203,000	2040	* *	5	\$74,100	
	-	-	, Extent : Moderate om Ceilings	, Area A	ffected : 20%			
AcousTileSusp.Lay-In	20%			2040	* *	5	\$94,900	
AcousTileSusp.Lay-In	-	Now	\$140,000	2040	* *	5	\$35,600	
	-	Discoloring : Atrium (, Extent : Severe, A Ceiling	rea Affec	cted : 30%			
Exposed Concrete	20%	Now	\$322,900	LIFE	* *	5	\$14,800	
			Extent : Moderate, A					
	Location	: Lower L	evels 1, 2 And Fire	Pump R	oom			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board		Now	\$152,300	LIFE	**	5	\$88,900	
	-	-	, Extent : Moderate	, Area A	ffected : 10%			
			Of Room 454		1. 200/			
			Extent : Severe, Area Stair, Room 454	a Affecte	a : 20%			
lectrical		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priori
Component Type	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	* *	5	\$1,400	
			Extent : Moderate, 2	Area Affe	ected : 100%			
		: Electrica						
	Explana	tion : 3- El	ectrical Services Ro	ated At 4	000 Amperes Each	1		

Transformers					
Dry Type	100%	2032	* *	5	\$1,200
	Other Observation, Exten	t : Moderate, Area Affected : 100%			
	Location : Electrical Ro	om, Generator Room, Boiler Room			
	Explanation : 3- 45 Kilo	volt-ampere, 2- 30 Kilovolt-ampere	e, 480/2	08/120 Ve	olts

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

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

Asset # : 4375

Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
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	* *			
		ioning, Exte : Mechani	ent : Severe, Area cal Rooms	Affected	: 100%			
bround								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,700	
	Location	: Water M						
	Explana	tion : 3- Wa	ter Mains With 3-	Separate	e Ground Connecti	ons		
tand-by Power								
Transfer Switches	000/			2022	* *	1	¢00.400	
Automatic	90%	Now	¢0.500	2032 2047	* *	1	\$88,400	
Automatic			\$9,500 Extent : Severe, Are			1	\$8,800	
			orthside 5th Floor					
		tion : Not F		Mechuni	icui Room			
Generators	влрини	иоп . <i>N0</i> 1 Г	uncioning					
Diesel	100%			2030	\$739,400	1	\$123,600	
		ervation. F	xtent : Moderate, .			1	φ12 <i>3</i> ,000	
	Location			11 cu 1199 c				
		-	gency Generator H	Rated At	1400 Kilowatts			
Batteries	Trana							
Lead/Acid	100%			2021	\$1,600	5	\$11,800	
Fuel Storage					•)- • •		.)	
Day Tank	50%			2035	* *	5	\$29,600	
· · · · ·		ervation, E	xtent : Moderate, .		ected : 100%	-	,	
		: Generato		55				
	Explana	tion : 250 (Gallons Rated Cap	acity				
Main Tank	50%			2042	* *	5	\$4,700	
		ervation, E	xtent : Moderate, .	- • • -	ected : 100%	÷	\$ 1,700	
				55 -				
	Location	i : Basemen	t					

Lighting

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.

Asset # : 4375

	A336	. # . 4375				
Electrical	Current Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting						
Interior Lighting						
Fluorescent	85%	2027	\$4,717,400	10	\$248,800	
	Other Observation, Extent : Lig	•••	: 100%			
	Location : Throughout The Bi	uilding				
	Explanation : T-8 Lamps					
Fluorescent	10%	2027	\$555,000	10	\$29,300	
	Other Observation, Extent : Mo	oderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation : Compact Fluor	escent Lamps				
LED	5%	2035	* *			
Egress Lighting						
Emergency, Service	50%	2027	\$83,000	1		
Exit, LED	50%	2042	* *	1		
Exterior Lighting						
HID	20%	2027	\$255,000	10	\$200	
No Component	80%					
larm						
Security System						
No Component	60%	2027	¢400.500	1	¢ 47 700	
Generic	40%	2027	\$408,500	1	\$47,700	
	Other Observation, Extent : Mo		ctea : 100%			
	Location : Public Spaces And		·			
$\mathbf{F}' = \mathbf{I} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} \mathbf{O} O$	Explanation : CCTV Surveille	ance Camera sys	tems			
Fire/Smoke Detection	100%	2027	\$2 406 500	1 2	\$202 600	
Generic, Digital	Other Observation, Extent : Mo		\$3,496,500	1-3	\$202,600	
	Location : Throughout The Bi		cieu . 10070			
	Explanation : Strobe Lights, A	-	al Pull Stations	Smoka De	stactors Horns	
	Explanation : Strobe Lights, A	ilarm Dells, Mani	iai F un Stanons, S	moke De	electors, morns	
lechanical	Current Repair	Futur	e Replacement	Μ	aintenance	
ystem	% of Fail Date Estimate	d Cost Vear	Estimated Cost	Cycle	Estimated Cost	Priori
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimated Cost	111011
Туре						
eating						
Energy Source						
Interruptible Gas/Dual	100%	2047	* *	1		
Fuel		1. 4 400	1000/			
	Other Observation, Extent : Lig	ght, Area Affected	: 100%			
	Location : Lower Level #2					
	Explanation : 1 5000 Gallon	Jil Tank				

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

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

Asset # : 4375

lechanical		Current Repair	Futur	e Replacement	M	laintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Conversion Equipment							
Furnace	5%		2027	\$37,200	1	\$7,900	
	Other Obse	ervation, Extent : Light, Are	ea Affected	! : 100%			
	Location	: Roof					
		ion : 1 Rooftop Air Conditie	oning Unit				
	Equipme	nt Is Not In Service					
Hot Water Boiler	95%		2032	* *	1	\$149,900	
	Other Obse	ervation, Extent : Light, Are	ea Affected	l : 95%			
	Location	: Sub-basement Boiler Roo	т				
	Explanati	ion : 2 Dual Fuel Hot Wate	r Boilers				
Distribution							
Hot Wtr Piping/Pump	95%		2035	* *	4	\$14,900	
No Component	5%						
Terminal Devices							
Air Handler	10%	0-2 \$444,600	2037	* *	1	\$17,800	
	Damaged,	Extent : Moderate, Area Af	fected : 10	%			
	Location	: Roof, Damaged Duct Insi	lation On	Air Handler #4			
	Malfunctio	ning, Extent : Moderate, Ar	ea Affecte	d : 70%			
	Location	: Fifth Floor Penthouse, 7	Of 16 Air I	Handlers Supply O	r Return	Fans With	
	Defective	Variable Frequency Drive	\$				
Air Handler	40%		2027	\$1,778,500	1	\$78,900	
Convector/Radiator	49%		2032	* *	1	\$50,500	
Convector/Radiator	1%	Now \$16,900	2047	* *	1	\$900	
	Leak Evide	nt, Extent : Moderate, Arec	Affected :	: 100%			
	Location	: Fisrt Floor, Ruptured Bas	se Board R	adiator Piping, Ap	proximate	ely 25 LF	
r Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		

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

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

Asset # : 4375

lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
r Conditioning								
Conversion Equipment								
Centrifugal, Elec Chille				2030	\$2,504,900	1	\$241,800	
	-	-	tent : Light, Area A	ffected :	70%			
			ation Room					
			xtent : Light, Area		1:70%			
			ation Room, Basen					
	-		oll Compressor Ch					
Interior Pkg Unit -	5%	0-2	\$591,100	2032	* *	2	\$800	
Cooling	16.16			1.00	1 1000/			
			nt : Moderate, Are			1:4:	2 2 4 4 - 15	
	-		out, Multiple Mech		Defects To Air Cond			
Interior Pkg Unit -	5%			2021	\$591,100	2	\$1,000	
Cooling	50/			2027	¢107.000	2	¢1.000	
Ext Pkg Unit -	5%			2027	\$197,900	2	\$1,000	
Heating/Cooling	R_22 Rafr	igerant Fr	tent : Light, Area A	ffected .	10%			
	-	igeruni, Exi 1 : Penthou	-	jjecieu .	10/0			
			Extent : Light, Area	Affected	1 · 10%			
		i : Penthou		mjecicu	. 10/0			
			oftop Package Unit	L.				
No Component	15%		<i>J. P. P. M. B. P. M.</i>					
Distribution	10,0							
CW & CHW Wtr	70%			2047	* *	4	\$11,000	
Pipe/Pump							÷,•••	
No Component	30%							
Terminal Devices								
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%							
Heat Rejection								
Water Cooling Tower	60%			2025	\$612,000	2	\$192,700	
Water Cooling Tower	10%		\$102,000	2032	* *	2	\$25,700	
			oderate, Area Affe					
	-		teriorating Hot De	eck Sectio	on Of Cooling Tow	er		
No Component	30%							
entilation								
Distribution						a -	41 - 0 0 - -	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,000	
Exhaust Fans	100/			2027	0.50 500	2	¢1.000	
Roof	10%			2027	\$52,500	2	\$1,000	
No Component	90%		hitomt , T := L / A	166	1.00/			
			Extent : Light, Area	Affected	1:0%			
		-	or Penthouse		ounted For Under I	The II-	ing Spoties Of	

Plumbing

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

Asset # : 4375

Mechanical	Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	95%	2047	* *	1		
Brass/Copper		117,900 2057	* *	1		
	Corroded, Extent : Moderate					
	Location : Basement, Corre	oded Main Valve Tra	in			
Water Heater	1000/		* 1 * * * *		.	
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	* *			
	Other Observation, Extent :	Light, Area Affected :	75%			
	Location : 1-5					
	Explanation : 8 Units					
Hydraulic	25%	LIFE	* *			
	Other Observation, Extent :	0 10				
	Location : 1 Unit From 1st	To 3rd Floor, 2 Unit	ts From Basemen	t To 1st I	Floor	
	Explanation : 3 Units					
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	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 : 125-01 () : QUEEN : DGS002 : 619,000 : 29-Jun-2 	QUEENS BO S 6.000 / 2764 2016	L COURTS OULEVARD ors 1,3,5,7,8,Ph : 1	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: 312-418 : 1961 / 1995 : REAL PROPERTY : NONE : 4206522	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architect	ture			\$6,408,100		\$4,373,600
Interior Architect				\$7,894,000		\$3,957,300
Electrical				\$6,617,600		\$3,602,000
Mechanical				\$4,722,400		\$21,411,000
Total				\$25,642,000		\$33,343,900
Importance Code	А			\$6,408,100		\$4,781,600
Importance Code	В			\$18,616,400		\$28,233,200
Importance Code	С			\$617,500		\$329,100
Total				\$25,642,000		\$33,343,900
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture		\$22,900			
Interior Architect	ure		\$2,073,800			\$157,100
Electrical			\$55,000	\$57,700	\$80,500	\$49,100
Mechanical			\$779,400	\$166,200	\$343,200	\$154,600
Elevators/Escalate	ors		\$150,000	\$150,000	\$150,000	\$150,000
Total			\$3,081,100	\$373,900	\$573,700	\$510,800
Importance Code	А		\$29,100	\$7,600	\$6,100	\$6,100
Importance Code			\$3,052,000	\$366,300	\$567,600	\$504,600
Importance Code	С					



\$373,900

\$573,700

\$510,800

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.

\$3,081,100

Total

QUEENS CRIMINAL COURTS

Asset # : 2764

chitecture		Current R	Repair	Futur	e Replacement	Μ	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	1 = 0 /				ala ala	-		
Masonry: Brick	15%			LIFE	* *	5	\$115,700	
Masonry: Brick		Now	\$1,846,200	LIFE	**	5	\$115,700	
			Extent : Moderate	, Area A	ffected : 30%			
		: Through						
	-		ent : Moderate, Ar	ea Affec	ted : 75%			
		: Througho						
			l, Extent : Moderat	e, Area A	Affected : 30%			
	Location	: Througho	out					
Masonry: Granite	2%	Now	\$193,000	LIFE	* *	5	\$11,600	
2	Jnt Mortar	· Miss/Erod	l, Extent : Light, A	rea Affec	eted : 10%			
	Location	: Through	out					
Masonry: Limestone	10%			LIFE	* *	5	\$57,800	
Masonry: Limestone	45%			LIFE	* *	5	\$260,300	
2	Staining/D	iscoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: 1961 Win	ıg					
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	
	Ctrwt/Baln	nc Not Fund	ct, Extent : Moderd	te, Area	Affected : 30%		-	
	Location	: Through	out					
	Hardware	Missing, E.	xtent : Moderate, 2	Area Affe	ected : 30%			
		: Through						
		0	xtent : Moderate, A	lrea Affe	ected : 20%			
		: Through		55 -				
Glass Block		Now	\$45,400	LIFE	* *	5	\$5,400	
Olass DIUCK	-		۶45,400 ents, Extent : Ligh		ffected · 10%	5	\$J,400	
		: Through	Ų	, шси д	<i>Jeelea</i> . 1070			

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.

QUEENS CRIMINAL COURTS

Asset # : 2764

Architecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets								
Concrete Masonry Unit	20%		\$22,900	LIFE	* *	5	\$9,400	
	-	-	Extent : Light, Are	ea Affecte	ed : 10%			
	Location .	0			4- J - 2 00/			
	Location .		l, Extent : Light, A out	rea Ajjec	lea : 20%			
Maria Diata		Inrougn	oui	LIPP	* *	5	¢4 200	
Masonry: Brick	10% 30%	Nour	\$205 200	LIFE LIFE	* *	5	\$4,200 \$12,500	
Masonry: Brick			\$305,300 Extent : Moderate			5	\$12,500	
	Location .			, 11 cu 11	<i>Jeeleu</i> . 1070			
		-	t, Extent : Modera	te. Area 4	Affected : 25%			
	Location .			-,	55			
	Water Pene	tration, E	xtent : Moderate, A	1rea Affe	cted : 20%			
	Location .	Through	out					
Masonry: Limestone	30%	Now	\$415,200	LIFE	* *	5	\$15,700	
-	Cracking/C	rumbling,	Extent : Moderate	, Area A <u>j</u>	ffected : 20%			
	Location .	-						
			xtent : Moderate, 2	1rea Affe	cted : 20%			
	Location .	Through	out					
Metal Rail	10%			2040	* *	5-10	\$75,300	
Roof	100/	NT	¢ 42 000	2027	¢ 4 2 9,500			
Built-Up (BUR)	10% Water Para		\$42,900 (xtent : Moderate, 2	2027 1rog Affo	\$428,500			
	Location .			irea Ajje	ciea : 10%			
M. 1'C 1 D'		-		2027	* *			
Modified Bitumen	20% Blisters Fr		\$857,000 lerate, Area Affect	2037 2037				
			chanical Room Pe		(1994 Wing)			
			tent : Moderate, A					
	-	-	chanical Room Pe					
			xtent : Moderate, A					
	Location .	Over Me	chanical Room Pe	nthouse ((1994 Wing)			
Modified Bitumen	45%			2027	\$1,928,400	10	\$134,300	
Plaza Roof: Stone Panel	s 20%	Now	\$138,600	2037	* *			
			xtent : Moderate, A	Area Affe	cted : 10%			
	Location .	Annex						
Skylight, Metal/Glass	5%	0-2	\$233,300	2047	* *			
		-	ents, Extent : Mod	erate, Ar	ea Affected : 20%			
	Location .	: Through	out					

Interior

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

QUEENS CRIMINAL COURTS

Asset # : 2764

Architecture		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors								
Carpet		r/Impact D	\$2,036,100 amage, Extent : M	2029 oderate,	\$2,036,100 Area Affected : 40	3 %	\$226,200	
		: Through						
Cast in Place Concrete	0	0-2 Crumbling, : Through	\$38,700 Extent : Moderate out	LIFE , Area A	* * ffected : 10%	5	\$153,900	
Ceramic Tile	3%	Now	\$61,800	2036	* *	5	\$15,100	
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%			
Granite Panels	5%	0-2	\$678,000	LIFE	* *	5	\$37,700	
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 30%			
Terrazzo	5%	Now	\$123,600	LIFE	* *	5	\$39,300	
	-	Crumbling, : Through	Extent : Light, Are out	ea Affect	ed : 10%			
Vinyl Tile	15%	0-2	\$1,356,300	2037	* *	3	\$56,500	
	-	Crumbling, : Through	Extent : Moderate out	e, Area Aj	ffected : 100%			
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	
	-	Crumbling, : Through	Extent : Moderate out	, Area A	ffected : 40%			
Interior Walls								
Ceramic Tile	-	-	\$107,700 Extent : Light, Are	2036 ea Affect	* * ed : 10%	5	\$18,400	
		: Through	out					
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	* *	5	¢115 100	
Plaster SGFT/Glazed Masonry	52% 5%	2-4	\$75,600	LIFE LIFE	* *	5	\$115,100	
SOF 1/Glazed Masoffry	Cracking/		Extent : Moderate					
Wood	5%	0-2	\$434,300	LIFE	* *	5	\$147,600	
W OOU	Deteriorat		Extent : Moderate,			5	φ147,000	

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

QUEENS CRIMINAL COURTS

Asset # : 2764

Architecture		Current I	Popair	Eutur	e Replacement	84	aintenance	
			-					
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$247,200	2032	* *	5	\$25,100	
	-	Crumbling, : Through	Extent : Moderate	Area Aj	ffected : 60%			
AcousTileConcealSpLn	n 17%			2040	* *	5	\$213,600	
AcousTileConcealSpLn	a 30%			2032	* *	5	\$377,000	
Exposed Struc: Steel	5%		\$559,900	LIFE	* *			
			xtent : Moderate, A					
	Location	: Mechani	ical Room Penthous	e (1994	Wing)			
Glass: Susp Panels	3%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$62,800	
Plaster	35%	0-2	\$977,000	LIFE	* *	5	\$219,900	
	-	-	Extent : Light, Are	a Affecte	ed : 20%			
		: Through						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Room 19	00, 825, 856					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component	Total	(Years)		FY		(Yrs)		
Туре								
nder 600 Volts Service Equipment								
Air Circuit Breaker	50%			2027	\$83,100	5	\$1,600	
All Circuit Dicaker			Extent : Moderate, A			5	\$1,000	
	Other Obs	егчанов г						
				ireu Ajje	cicu : 10070			
	Location	: Electrica	al Room 1					
Fused Disc Sw	Location Explanat	: Electrica		n Discon		5	\$1.300	
Fused Disc Sw	Location Explanat 50%	: Electrico tion : Two	ul Room 1 4000 Amperes Main	n Discon 2047	nect Switches **	5	\$1,300	
Fused Disc Sw	Location Explanat 50% Other Obs	: Electrico tion : Two	al Room 1 4000 Amperes Main Extent : Moderate, A	n Discon 2047	nect Switches **	5	\$1,300	
Fused Disc Sw	Location Explanat 50% Other Obs Location	: Electrico tion : Two ervation, E : Electrico	ul Room 1 4000 Amperes Main Extent : Moderate, A ul Room 2	n Discon 2047 Irea Affe	nect Switches ** ccted : 100%	5	\$1,300	
	Location Explanat 50% Other Obs Location	: Electrico tion : Two ervation, E : Electrico	al Room 1 4000 Amperes Main Extent : Moderate, A	n Discon 2047 Irea Affe	nect Switches ** ccted : 100%	5	\$1,300	
Transformers	Location Explanat 50% Other Obs Location Explanat	: Electrico tion : Two ervation, E : Electrico	ul Room 1 4000 Amperes Main Extent : Moderate, A ul Room 2	n Discon 2047 Irea Affe n Discon	nect Switches ** ccted : 100%	5		
	Location Explanat 50% Other Obs Location Explanat	: Electrica ion : Two ervation, E : Electrica ion : Two	ul Room 1 4000 Amperes Main Extent : Moderate, A ul Room 2	n Discon 2047 Irea Affe n Discon 2040	nect Switches ** octed : 100% nect Switches **		\$1,300	
Transformers	Location Explanat 50% Other Obs Location Explanat 100% Other Obs	: Electrica ion : Two ervation, E : Electrica ion : Two	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A	n Discon 2047 Irea Affe n Discon 2040	nect Switches ** octed : 100% nect Switches **			
Transformers	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A	n Discon 2047 Area Affe n Discon 2040 Area Affe	nect Switches ** ceted : 100% nect Switches ** ected : 100%			
Transformers	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	n Discon 2047 Area Affe n Discon 2040 Area Affe	nect Switches ** ceted : 100% nect Switches ** ected : 100%			
Transformers Dry Type	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	n Discon 2047 Area Affe n Discon 2040 Area Affe	nect Switches ** ceted : 100% nect Switches ** ected : 100%			
Transformers Dry Type Switchgear / Switchboard	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	n Discon 2047 Area Affe n Discon 2040 Area Affe 0/208/12	nect Switches ** cted : 100% nect Switches ** cted : 100% 20 Volts	5	\$2,300	
Transformers Dry Type Switchgear / Switchboard Air Circuit Breaker	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	1 Discon 2047 Irea Affe 1 Discon 2040 Irea Affe 0/208/12 2027	nect Switches ** octed : 100% nect Switches ** octed : 100% 20 Volts \$436,800	5	\$2,300	
Transformers Dry Type Switchgear / Switchboard Air Circuit Breaker Air Circuit Breaker	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat 65% 20%	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	1 Discon 2047 (rea Affe 1 Discon 2040 (rea Affe 0/208/12 2027 2027 2047	nect Switches ** acted : 100% nect Switches ** acted : 100% 20 Volts \$436,800 **	5 5 5 5 5	\$2,300 \$2,100 \$600	
Transformers Dry Type Switchgear / Switchboard Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs Raceway	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat 65% 20% 5% 10%	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	a Discon 2047 Irea Affe a Discon 2040 Irea Affe 0/208/12 2027 2047 2047 2047 2047	nect Switches ** rected : 100% nect Switches ** rected : 100% 20 Volts \$436,800 ** **	5 5 5 5 5	\$2,300 \$2,100 \$600 \$100	
Transformers Dry Type Switchgear / Switchboard Air Circuit Breaker Air Circuit Breaker Fused Disc Sw Molded Case Bkrs	Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat 65% 20% 5%	: Electrica ion : Two ervation, E : Electrica ion : Two ervation, E : Electrica	al Room 1 4000 Amperes Main Extent : Moderate, A al Room 2 3000 Amperes Main Extent : Moderate, A al Room 2	a Discon 2047 Irea Affe a Discon 2040 Irea Affe 0/208/12 2027 2047 2047	nect Switches ** rected : 100% nect Switches ** rected : 100% 20 Volts \$436,800 ** **	5 5 5 5 5	\$2,300 \$2,100 \$600 \$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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset # : 2764

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
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	
Wiring Braided Cloth		2-4 Aged, Exte : Old Sect	\$190,700 nt : Moderate, Are ions	2052 a Affecte	* * ed : 100%	1		
Thermoplastic	65%			2027	\$826,600	1		
Thermoplastic	20%			2027	\$820,000	1		
Motor Controllers	2070			2047		1		
Locally Mounted	5%			2040	* *	5	\$200	
Locally Mounted	15%			2040		5	\$600	
Motor Control Center	20%			2023	* *	5	\$3,400	
Motor Control Center	50%			2025	\$749,600	5	\$8,400	
Variable Frequency Drive	10%			2044	**	C	40,100	
round								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$4,500	
Generic	50%			LIFE	* *	5	\$4,500	
and-by Power								
Transfer Switches	1000/			• • • • •	ate ate			
Automatic	100%			2040	* *	1	\$190,400	
Generators	1000/			2026	* *	1	¢220.700	
Diesel	Location	: Generate	xtent : Moderate, 2 or Room - Penthou. 400 Kilowatts	00		1	\$239,700	
Batteries	-							
Nickel Cadmium	100%			2022	\$1,600	5	\$138,000	
Fuel Storage								
Day Tank	50%			2043	* *	5	\$57,400	
	Location		xtent : Moderate, 2 or Room - Penthou. 300 Gallon	00	ected : 100%			
Main Tank	50%			2055	* *	5	\$9,100	
	Other Obs Location	: Basemen			ected : 100%	5	ψ2,100	
	Explana	tion : 10,00	0 Gallon					

Lighting

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.

QUEENS CRIMINAL COURTS

Asset # : 2764

$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	lectrical		Current Repair	Futur	e Replacement	М	aintenance	
Interior Lighting Fluorescent 40% 2022 \$4,305,900 10 \$227,100 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lamps 10 \$22,400 Fluorescent 5% 2032 ** 10 \$28,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : New Sections 2037 ** 10 \$28,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building ** 10 \$56,800 HID 10% 2032 ** 10 \$2,000 Incandescent 10% 2032 ** 10 \$2,000 Incandescent 10% 2037 ** 1 \$2,000 Incandescent 10% 2037 ** 1 \$2,000 Egress Lighting Emergency, Service 10% 2037 ** 1 Exit, LED 40% 2055 ** 1 \$29,900 Exit, Service 30% 2032 \$ * 1 <tr< th=""><th>Component</th><th></th><th></th><th></th><th>Estimated Cost</th><th></th><th>Estimated Cost</th><th>Priority</th></tr<>	Component				Estimated Cost		Estimated Cost	Priority
Fluorescent 40% 2022 \$4,305,900 10 \$227,100 Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps *** 10 \$28,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building *** 10 \$28,400 Fluorescent 7% 2032 *** 10 \$28,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building 10% \$2032 *** 10 \$56,800 HID 10% 2032 *** 10 \$2,000 10 \$2,000 Incandescent 10% 2032 ** 10 \$2,000 10 \$2,000 Egress Lighting Emergency, Sattery 20% 2037 ** 1 \$2,900 Exit, Service 30% 2022 \$65,500 1 \$29,900 \$21,300 HID 70% 2022 \$17,6,600 10 \$29,900 \$2035 *** 1 Exterior Lighting HID 30% 2035 *** 10								
Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-12 Lamps Fluorescent 5% 2032 ** 10 \$28,400 Other Observation, Extent : Moderate, Area Affected : 100% Location : Xew Sections Explanation : Throughout The Building Fluorescent 10% 2037 ** 10 \$56,800 T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building 10 \$52,000 HID 10% 2032 ** 10 \$2,000 Incandescent 10% 2032 ** 10 \$2,000 LED 25% 2037 ** 1 Explanation : Throughout The Building Emergency, Service 10% 2032 ** 1 \$2,000 LED 25% 2037 ** 1 Exercise 110% \$20,000 \$20,000 Exit, Service 30% 2022 \$176,600 10 \$29,900 Exit, Service 30% 2022 \$17,51,100 10 \$1,300 HID 70%								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	Fluorescent					10	\$227,100	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$			-	Affected	! : 100%			
$ \begin{array}{ c c c c c c c c c c c c c c c c c c c$								
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Explana	tion : T-12 Lamps					
Location : New Sections Explanation : Compact Fluorescent Lamps Fluorescent 2037 *** 10 \$	Fluorescent	5%		2032	* *	10	\$28,400	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$				4rea Affe	ected : 100%			
Fluorescent 10% 2037 ** 10 \$56,800 T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building HID 10% 2032 ** 10 \$2,000 Incandescent 10% 2032 ** 2 \$1,400 LED 25% 2037 ** 1 Egress Lighting Emergency, Service 10% 2037 ** 1 Emergency, Service 10% 2037 ** 1 2 Extregency, Battery 20% 2027 \$176,600 10 \$29,900 Exit, LED 40% 2055 ** 1 Exit, Service 30% 2022 \$65,500 1 Exterior Lighting HD 70% 2022 \$1,731,100 10 \$1,300 HD 30% 2032 ** 1 \$23,100 Iarm Security System No Component 90% Generic 10 \$600 Mochenical <td< td=""><td></td><td>Locatior</td><td>a : New Sections</td><td></td><td></td><td></td><td></td><td></td></td<>		Locatior	a : New Sections					
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Explana	tion : Compact Fluorescent La	amps				
Location : Throughout The Building HID 10% 2032 ** 10 \$2,000 Incandescent 10% 2032 ** 2 \$1,400 LED 25% 2037 ** 2 \$1,400 Egress Lighting Emergency, Service 10% 2037 ** 1 Emergency, Battery 20% 2027 \$176,600 10 \$29,900 Exit, LED 40% 2055 ** 1 Exterior Lighting Exit, Service 30% 2022 \$65,500 1 HID 70% 2022 \$1,731,100 10 \$1,300 HID 30% 2035 ** 10 \$660 larm Security System No Component 90% Generic 10% \$2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1-3 \$38,100 McChaniCal Current Repair <td>Fluorescent</td> <td>10%</td> <td></td> <td>2037</td> <td>* *</td> <td>10</td> <td>\$56,800</td> <td></td>	Fluorescent	10%		2037	* *	10	\$56,800	
HID 10% 2032 ** 10 \$2,000 Incandescent 10% 2032 ** 2 \$1,400 LED 25% 2037 ** 1 Egress Lighting Emergency, Service 10% 2037 ** 1 Egress Lighting 20% 2037 ** 1 529,900 Exit, LED 40% 2055 ** 1 529,900 Exit, Service 30% 2022 \$65,500 1 Exterior Lighting HID 70% 2022 \$17,731,100 10 \$1,300 HID 30% 2035 ** 10 \$600 Idarm Security System No Component 90% Generic 10% \$23,100 Fire/Smoke Detection No Component 90% Generic Kaintenance Year \$38,100 Mechanical Current Repair Future Replacement Maintenance Year \$38,100 Mechanical Current Repair Future Replacement Maintenance Year Estimated Cost Year <t< td=""><td></td><td>T-8 Lamp</td><td>s And Fixtures, Extent : Mode</td><td>rate, Are</td><td>a Affected : 100%</td><td></td><td>-</td><td></td></t<>		T-8 Lamp	s And Fixtures, Extent : Mode	rate, Are	a Affected : 100%		-	
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$		Location	a : Throughout The Building					
$\begin{tabular}{ c c c c c c c c c c c c c c c c c c c$	НІД	10%		2032	* *	10	\$2,000	
LED 25% 2037 ** Egress Lighting Emergency, Service 10% 2037 ** 1 Emergency, Service 10% 2037 ** 1 Emergency, Battery 20% 2027 \$176,600 10 \$29,900 Exit, LED 40% 2055 ** 1 Exterior Lighting 10 \$173,100 10 \$1,300 HID 70% 2022 \$1,731,100 10 \$1,300 HID 30% 2035 ** 10 \$600 Jarm Security System No Component 90% Generic 10% \$2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance Year Estimated Cost Yrs) Yrs) P Ideating Energy Source Plant Campus Steam / 80%					* *			
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$					* *	2	\$1,400	
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 Exterior Lighting HID 70% 2022 \$1,731,100 10 \$1,300 HID 30% 2035 ** 10 \$600 dlarm Security System No Component 90% Generic 10% \$2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance System Total Fail Date Estimated Cost Year Estimated Cost Yrs) P Leating Energy Source Plant Campus Steam / 80% 2037 ** 1		2370		2037				
$ \begin{array}{c ccccccccccccccccccccccccccccccccccc$		10%		2037	* *	1		
Exit, LED40%2055**1Exit, Service30%2022\$65,5001Exterior Lighting HID70%2022\$1,731,10010\$1,300HID30%2035**10\$600Jarm Security System No Component90% Generic10%2032**1\$23,100Fire/Smoke Detection No Component90% Generic, Analog2032**1\$23,100MechanicalCurrent RepairFuture ReplacementMaintenanceSystem Type% of Total (Years)Year FYEstimated Cost FYCycle (Yrs)Pleating Energy Source Plant Campus Steam / PRV80%2037**1					\$176.600	-	\$20,000	
$\begin{array}{c c c c c c c c c c c c c c c c c c c $	0 1						\$29,900	
Exterior Lighting HID70%2022\$1,731,10010\$1,300HID30%2035**10\$600darm Security System No Component90% Generic2032**1\$23,100Fire/Smoke Detection No Component90% Generic, Analog2032**1\$23,100WechanicalCurrent RepairFuture ReplacementMaintenanceSystem Component Type% of TotalFail DateEstimated Cost FYYear FYEstimated Cost FYPleating Energy Source Plant Campus Steam / PRV80%2037**1								
HID 70% 2022 \$1,731,100 10 \$1,300 HID 30% 2035 ** 10 \$600 dlarm Security System No Component 90% Generic 10% \$2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance System Yo of Fail Date Estimated Cost Year Estimated Cost P Type Yo of Fail Date Estimated Cost Year Estimated Cost P Ieating Energy Source Plant Campus Steam / 80% 2037 ** 1 PRV 80% 2037 ** 1		3070		2022	\$05,500	1		
HID30%2035**10\$600slarmSecurity SystemNo Component90%Generic10%2032**1\$23,100Fire/Smoke DetectionNo Component90%Generic, Analog10%2032**1-3\$38,100MechanicalCurrent RepairFuture ReplacementMaintenanceSystem% ofFail DateEstimated CostYearEstimated CostPType% ofFail DateEstimated CostYearEstimated CostPleatingEnergy SourcePlant Campus Steam /80%2037**1		70%		2022	\$1 731 100	10	\$1.300	
Alarm Security System No Component 90% Generic 10% 2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90% Generic, Analog 10% 2032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance System Component Year Estimated Cost Year Estimated Cost P Eating Energy Source Plant Campus Steam / 80% 2037 ** 1								
Security System 90% Generic 10% 2032 ** 1 \$23,100 Fire/Smoke Detection No Component 90%		3070		2033		10	\$000	
No Component90%Generic10%2032**1\$23,100Fire/Smoke Detection No Component90% Generic, Analog2032**1-3\$38,100MechanicalCurrent RepairFuture ReplacementMaintenanceSystem Component Type% of Fail Date Estimated Cost TotalYear (Years)Estimated Cost FYCycle (Yrs)PHeating Energy Source Plant Campus Steam / PRV80%2037**1								
Generic10%2032**1\$23,100Fire/Smoke Detection No Component Generic, Analog90% 10%2032**1-3\$38,100MechanicalCurrent RepairFuture ReplacementMaintenanceSystem Component Type% of Fail Date Estimated Cost Total (Years)Year FYEstimated Cost FYCycle (Yrs)PLeating Energy Source Plant Campus Steam / PRV80%2037**1		00%						
Fire/Smoke Detection 90% No Component 90% Generic, Analog 10% Z032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance System % of Fail Date Estimated Cost Year Estimated Cost Cycle Estimated Cost P System Year Estimated Cost Year Stimated Cost P P Leating Energy Source Plant Campus Steam / 80% 2037 ** 1	-			2022	* *	1	\$23,100	
No Component Generic, Analog90% 10%2032**1-3\$38,100MechanicalCurrent RepairFuture ReplacementMaintenanceSystem Component Type% of TotalFail Date (Years)Estimated Cost FYYear (Yrs)Cycle (Yrs)Estimated Cost PPLeating Energy Source Plant Campus Steam / PRV80%2037**1		1070		2032		1	\$25,100	
Generic, Analog 10% 2032 ** 1-3 \$38,100 Mechanical Current Repair Future Replacement Maintenance System Component Type % of Total Fail Date (Years) Estimated Cost FY Year Estimated Cost (Yrs) P Iterating Energy Source Plant Campus Steam / PRV 80% 2037 ** 1		000/						
Concrete of the	1			2022	* *	1 2	\$20,100	
System Component Type % of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) P leating Energy Source Plant Campus Steam / PRV 80% 2037 ** 1	Generic, Analog	10%		2032		1-3	\$38,100	
System Component Type % of Total Fail Date (Years) Estimated Cost FY Year Estimated Cost FY Cycle (Yrs) Estimated Cost Estimated Cost (Yrs) P Heating Energy Source Plant Campus Steam / PRV 80% 2037 ** 1	ochanical		Current Bonair	Eutur	o Poplacomont	м	aintonanco	
Component Type 70 of Tail Date Estimated Cost Total (Years) Feat Estimated Cost FY Cycle Estimated Cost (Yrs) Heating Energy Source Plant Campus Steam / PRV 80% 2037 ** 1								
Type Type Iteating Energy Source Plant Campus Steam / 80% 2037 ** PRV	'stem Component				Estimated Cost	-	Estimated Cost	Priorit
Energy Source Plant Campus Steam / 80% 2037 ** 1 PRV	Туре	Total	(Tears)	ГХ		(115)		
Energy Source Plant Campus Steam / 80% 2037 ** 1 PRV ** 1	ating							
Plant Campus Steam / 80% 2037 ** 1 PRV								
	Plant Campus Steam /	80%		2037	* *	1		
Other Observation, Extent : Light, Area Affected : 80%		Other Ohs	ervation, Extent : Light. Area	Affected	! : 80%			
Location : Basement			-	55 - 22.200				
Explanation : Steam Supply From Borough Hall.				ough Ha	11			
	Intermintible Cos/Duci	-		0		1		
Interruptible Gas/Dual 20% 2047 ** 1 Fuel	-	20%		2047		1		

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.

QUEENS CRIMINAL COURTS

Asset # : 2764

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment							
Hot Water Boiler	20%		2032	* *	1	\$61,200	
	Location	ervation, Extent : 1 : Q1 Mechanical 1 tion : 2 Units	ight, Area Affected Room	: 20%			
Pres. Reducing Valve/LP Steam	80%		2030	\$324,900	5	\$29,400	
Distribution							
Hot Wtr Piping/Pump	20%		2035	* *	4	\$6,100	
Central Plant Steam	80%		2037	* *	4	\$36,600	
Piping/Pmp							
Terminal Devices							
Air Handler	70%		2027	\$6,036,900	1	\$268,000	
Convector/Radiator	10%		2032	* *	1	\$20,000	
Fan Coil Unit/Heat	20%		2027	\$1,837,100	1	\$40,000	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Centrifugal, Elec Chille			2030	\$5,552,700	1	\$535,900	
	Locatior Explana			And Q1 Refrigerat			
Interior Pkg Unit -	10%		2021	\$2,293,200	2	\$3,800	
Cooling	•	igerant, Extent : Lig : Various Location	ght, Area Affected : 15	10%			
Exterior Pkg Unit - Cooling	10%		2027	\$496,700	2	\$3,800	
	R-22 Refr Location		ght, Area Affected :	10%			
Distribution CW & CHW Wtr Pipe/Pump	80%		2037	* *	4	\$36,600	
No Component	20%						
Terminal Devices							
Air Handler/Cool/Ht	80%		2027	\$5,502,800	1	\$306,200	
No Component	20%					-	
Heat Rejection							
Dry Cooler	20%		2027	\$667,100	2	\$86,200	
Water Cooling Tower		Extent : Moderate	558,600 2021 Area Affected : 50	\$1,862,000 %	2	\$398,700	
	Location	: Shell Badly Corr	oded				
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$345,200	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CRIMINAL COURTS

Asset # : 2764

Mechanical Current Repair Future Replacement Maintenance											
		Current Repair				M	aintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation											
Exhaust Fans											
Interior	90%			2032	* *	2	\$17,100				
Roof	10%			2032	* *	2	\$1,900				
Plumbing											
H/C Water Piping											
Brass/Copper	100%			2037	* *	1					
Water Heater											
Gas Fired	100%	0-2	\$112,200	2022	\$374,100	2	\$7,200				
			Extent : Severe, Are								
			n Building, 1 In QI		g						
	Explanati	on : 1 Out	t Of 3 Is Obsolete U	Init							
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%										
Vertical Transport											
Elevators											
Geared Traction	100%	_		LIFE	* *						
			Extent : Light, Area	Affected	: 100%						
		: Through									
	Explanati	on : 19 U	nits								
Fire Suppression											
Standpipe	1000/			2027	* *	1.5	¢212 100				
Generic	100%			2037	* *	1-5	\$312,100				
Sprinkler	0.00/										
No Component	80%			2027	* *	1.2	¢24 700				
Generic	20%			2037	* *	1-2	\$34,700				
Fire Pump	1000/			2020	¢204.000	1	Ø117 (00				
Generic	100%			2030	\$394,800	1	\$115,600				

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

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 151-20 JA QUEENS DGS0048 175,000 22-Jun-20 	8.000 / 13663	VENUE	Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: N/A : 2003 / : REAL PROPERTY : NONE : 4826930	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architect	ture			\$50,700		\$430,300
Interior Architect	ure			\$124,400		\$458,300
Electrical				\$152,500		
Mechanical						\$741,300
Total				\$327,500		\$1,629,900
Importance Code	А			\$50,700		\$430,300
Importance Code	В			\$276,800		\$964,000
Importance Code	С					\$235,700
Total				\$327,500		\$1,629,900
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architect	ture		\$83,400		\$10,400	
Interior Architect	ure		\$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/Escalate	ors		\$79,400	\$79,400	\$79,400	\$79,400
Total			\$363,900	\$180,700	\$242,500	\$241,300
Importance Code	А		\$92,000	\$8,700	\$19,500	\$8,700
Importance Code	В		\$254,900	\$167,600	\$223,000	\$232,600
	~					



\$4,500

\$242,500

\$241,300

\$180,700

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.

\$17,000

\$363,900

Importance Code C

Total

QUEENS FAMILY COURT

Asset # : 13663

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Exterior										
Exterior Walls										
Masonry: Brick	92%			LIFE	* *	5	\$170,800			
	Location	nce, Extent : Penthou	: Moderate, Area se	Affected	: 5%					
Metal Panel	3%			2048	* *	5-10	\$38,300			
Window Wall		Now	\$9,400	2048	* *	5	\$17,400			
			xtent : Moderate, A trances North And		cted : 5%					
Windows										
Aluminum		Now	\$27,800	2044	* *	5	\$15,700			
		Water Penetration, Extent : Moderate, Area Affected : 5%								
		: 4th Floo	r Offices							
Metal Louvers	3%			2037	* *	10	\$6,100			
Parapets										
Masonry: Brick	50%			LIFE	* *	5	\$10,700			
Pre-Cast Concrete		Now	\$16,200	LIFE	* *	5	\$6,700			
		r Miss/Erod : Coping	d, Extent : Modera	te, Area A	Affected : 25%					
Stucco Cement	45%			2041	* *	5	\$24,800			
Roof										
IRMA/Protected Membrane	80%	Now	\$17,500	2033	* *					
		etration, E : Offices 5	xtent : Moderate, 2 th Floor	1rea Affe	cted : 2%					
Skylight, Metal/Glass	5%	Now	\$50,700	2048	* *					
		etration, E : Main Lo	xtent : Moderate, 2 bby	Area Affe	cted : 5%					
Sloped Glazing	15%			LIFE	* *	5	\$259,500			
Soffits										
Metal Panel	100%			2048	* *	5-10				
nterior Floors										
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			

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.

QUEENS FAMILY COURT Asset # : 13663

stem Component Type erior Interior Walls Ceramic Tile	% of Total	Fail Date (Years)	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	D
Interior Walls Ceramic Tile		(10415)		FY	Listimuteu Cost	(Yrs)	Estimated Cost	Priorit
Ceramic Tile								
	20/			0005		-	#0.000	
	3%			2037	* *	5	\$8,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$6,000	
Glass: Single Pane	2%	NT	¢17.000	LIFE	* *	5	\$4,500	
Gypsum Board	Water Pen	Now etration, E. : 5th Floor	\$17,000 xtent : Moderate, 2 r Offices	LIFE Area Affe		5	\$116,300	
Masonry: Brick	12%		-)))	LIFE	* *			
Metal Panel	3%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$119,300	
Ceilings	1070			LIL		5	\$119,500	
AcousTileSusp.Lay-In	Water Pen		\$49,100 xtent : Moderate, 2 r Throughout	2041 Area Affe	* * cted : 2%	5	\$143,500	
Exposed Struc: Steel	Water Pen		\$75,200 xtent : Moderate, 2 t, Below Exterior		* * cted : 1%			
Gypsum Board	10%			LIFE	* *	5	\$42,200	
Enclosure							. ,	
Fence/Gates								
Aluminum Picket		ed Finish, : Through	Extent : Moderate, out	2048 Area Aff	* * fected : 25%			
e Pavements								
Public Sidewalk Pavers/Stone	100%			2037	* *			
On-Site Walkways Pavers/Stone	100%			2037	* *			
ectrical		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
der 600 Volts Service Equipment Fused Disc Sw	Location	: Electrica			* * ccted : 100% 4t 2000 Amperes A	5 1nd 1200	\$800	
Transformers	Блрійний	10n . 2- Mi	un service swiiche	s nuted 1	n 2000 Amperes A	inu 1200	211111101 65	
Dry Type	100%			2041	* *	5	\$600	
	Other Obs Location	: Electrica	xtent : Moderate, 2 I Room And Penth lovolt-ampere, 2- 2	Area Affe ouse	cted : 100% ht-ampere 480/201	-		
	· ·	ampere 46	-					
Switchgear / Switchboard Fused Disc Sw	100%			2048	* *	5	\$800	

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

QUEENS FAMILY COURT

Asset # : 13663

Electrical	Current Repair Future Replacement				Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Raceway									
Conduit	100%	2048	* *	1					
Panelboards	10070	2040		1					
Fused Disc Sw	10%	2044	* *	5	\$400				
Molded Case Bkrs	90%	2044	* *	5	\$4,100				
Wiring	2070	2011		5	\$ 4 ,100				
Busway	10%	2041	* *	1					
Thermoplastic	90%	2041	* *	1					
Motor Controllers	2070	2010		1					
Locally Mounted	10%	2041	* *	5	\$100				
Motor Control Center	90%	2041	* *	5	\$4,300				
Bround		-0.11		U	\$ 1,000				
Grounding Devices									
Generic	100%	LIFE	* *	5	\$2,600				
tand-by Power									
Transfer Switches									
Automatic	100%	2041	* *	1	\$53,800				
Generators									
Diesel	100%	2037	* *	1	\$67,800				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : Emergency Generator	Rated At 110	0 Kilowatts						
Batteries									
Lead/Acid	100%	2022	\$1,600	5	\$6,500				
Fuel Storage									
Day Tank	50%	2044	* *	5	\$16,200				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthouse								
	Explanation : 275 Gallons Capacity								
Main Tank	50%	2056	* *	5	\$2,600				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 5000 Gallons Capacity								
ighting									
Interior Lighting	/								
Fluorescent	85%	2033	* *	10	\$136,400				
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
Fluorescent	10%	2033	* *	10	\$16,100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : Compact Fluorescent L	ight Fixtures.	5						
HID	5%	2033	* *	10	\$300				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Atrium								
	Explanation : Artwork Floodlighting								

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.

QUEENS FAMILY COURT

	Ass						
Electrical	Current Repair	Future Repla	cement	Μ			
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Egress Lighting							
Emergency, Service	50%	2033	* *	1			
Exit, LED	50%	2056	* *	1			
Exterior Lighting							
HID	30%	2033	* *	10	\$200		
	Other Observation, Extent :	Light, Area Affected : 100%					
	Location : Roof						
	Explanation : T-3 Halogen	Lamps					
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%	2056	* *	5	\$5,100		
	Other Observation, Extent :	Light, Area Affected : 100%					
	Location : Roof						
	Explanation : Copper						
Alarm							
Security System	70%						
No Component Generic	30%	2033	* *	1	\$19,600		
Generic				1	\$19,000		
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways, Lobby And Outside						
	Explanation : CCTV Surve						
Fire/Smoke Detection	Expranation . CCTV Burve	manee Cumerus					
Generic, Analog	100%	2033	* *	1-3	\$111,100		
Senerre, I manog	Other Observation, Extent :			1.5	<i><i><i><i>ϕ</i>ιι,ιυυ</i></i></i>		
	Location · Throughout The						

Location : Throughout The Building

Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors

echanical	Current Repair	Future Rep	lacement	М		
zstem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
ating						
Energy Source						
Interruptible Gas/Dual	100%	2048	* *	1		
Fuel						
Conversion Equipment						
Hot Water Boiler	100%	2041	* *	1	\$86,500	
	Other Observation, Extent : Light, Ar	ea Affected : 100	%			
	Location : Basement Boiler Room					
	Explanation : 2 Units					
Distribution						
Hot Wtr Piping/Pump	100%	2044	* *	4	\$8,600	
Terminal Devices						
Air Handler	60%	2033	* *	1	\$64,900	
Convector/Radiator	40%	2041	* *	1	\$22,600	

Air Conditioning

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

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

QUEENS FAMILY COURT

Asset # : 13663

Mechanical	Current Repair Future Replacement Maintenance							
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
air Conditioning								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Absorption	90%			2033	* *	1	\$170,400	
Chiller/Direct Fire								
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 90%			
	Location	: Basemen	et					
	Explana	tion : 3 Uni	its One Being Servi	ced Dur	ing Visit			
Reciprocating	10%			2033	* *	1	\$8,100	
Compr/Chiller								
Distribution								
CW & CHW Wtr	100%			2048	* *	4	\$8,600	
Pipe/Pump							40,000	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	* *	1	\$108,200	
Heat Rejection	10070			2000		1	\$100,200	
Air Cooled Condenser	10%			2033	* *	2	\$12,200	
Unit	1070			2055		2	ψ12,200	
Water Cooling Tower	90%			2029	\$592,200	2	\$158,500	
Ventilation	2070			202)	\$572,200	2	\$150,500	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$97,600	
Exhaust Fans	10070			LIIL		25	\$77,000	
Interior	98%			2033	* *	2	\$5,300	
Roof	2%			2033	* *	2	\$100	
	270			2033		Z	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2048	* *	1		
Water Heater	100%			2048		1		
	1000/			2026	¢105 000	2	¢2 500	
Gas Fired	100%			2026	\$105,800	2	\$2,500	
			xtent : Light, Area	00	: 100%			
			se Mechanical Roo	т				
	Explana	tion : 2-250) Gallons					
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								

Vertical Transport

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.

QUEENS FAMILY COURT

Asset # : 13663

Mechanical	Current Repair	Future Replac	ement	Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimat FY		vele Estimated Cost (rs)	Priority
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE	* *		
	Other Observation, Extent : Li	ght, Area Affected : 100%			
	Location : 1 Unit From Base Floor, 3 Units From Baseme Explanation : 12 Units		use, 8 Units H	From Basement To 5th	
Escalators					
Over 20' Rise	100%	LIFE	* *		
	Other Observation, Extent : Li	ght, Area Affected : 100%			
	Location : First To Second, S	Second To Third And Third	To Fourth Flo	oors	
	Explanation : 6 Units				
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	

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	: 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$2,665,500	\$6,677,500
Importance Code A	\$1,666,700	\$321,000
Importance Code B	\$816,300	\$5,172,800
Importance Code C	\$182,500	\$1,183,700
Total	\$2,665,500	\$6,677,500

Total	\$420,500	\$245,000	\$276,900	\$293,700
Importance Code C	\$28,400			
Importance Code B	\$308,900	\$214,500	\$245,700	\$263,200
Importance Code A	\$83,200	\$30,500	\$31,200	\$30,500
Total	\$420,500	\$245,000	\$276,900	\$293,700
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Site Enclosure	\$28,400			
Mechanical	\$148,800	\$109,000	\$170,100	\$138,400
Electrical	\$69,600	\$40,500	\$37,700	\$51,000
Interior Architecture	\$52,000	\$26,400		\$35,200
Exterior Architecture	\$52,700			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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.

Asset # : 2038

chitecture		Current I	Popair	Enter	e Replacement		aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior
erior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *	_		
Masonry: Brick	3%			LIFE	* *	5	\$12,700	
	Location	: Penthou						
Masonry: Granite	Location	: Through		LIFE te, Area		5	\$25,300	
Masonry: Limestone		Now	\$848,400	LIFE	* *	5	\$275,300	
	Location	: Through		-	-			
	-	-	Extent : Moderate	-	-			
<u></u>	Location	i : Through	out At Doors, Exte	rıor Balc	cony, Spandrels			
Windows	93%			2026	* *	5	¢ (7. 200	
Aluminum		tad Finish	Extent : Light, Are	2036 a Affecte		5	\$67,300	
	Location	: Through	-					
Metal Louvers	2%			2031	* *	10	\$9,000	
Steel	Water Per	Now netration, E n : Pentouse	\$10,000 xtent : Moderate, 2 2	2044 Area Affe	* * cted : 5%	5	\$22,600	
Parapets Masonry: Limestone	75%	Now	\$321,000	LIFE	* *	5	\$24,300	
Musoni y. Emiestone	Broken/M Location Jnt Morta Location Staining/L	issing Elem : Southeas r Miss/Eroo : Through	ents, Extent : Seve et Corner d, Extent : Modera out Extent : Moderate	re, Area te, Area A	Affected : 10%	5	Ψ24,500	
Metal Rail	25%			2033	* *	5-10	\$116,400	
Roof							,	
IRMA/Protected Membrane	2%			2028	\$23,200	10	\$2,800	
Metal Panel	Location	: Through	Extent : Moderate, . out ed Surfaces	2041 Area Affe	** ected : 100%	10	\$146,400	
Modified Bitumen	Miss/Dam Locatior	: Over Co	\$69,200 ings, Extent : Mod urtroom 68					
			xtent : Moderate, 2 urtroom 68	Area Affe	cted : 10%			
Skylight, Metal/Glass	5%			2038	* *	10	\$22,900	
Soffits Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

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

Asset # : 2038

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
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	
Interior Walls								
Gypsum Board	20%	4+	\$41,900	LIFE	* *	5	\$114,600	
		-	ents, Extent : Mod	erate, Ar	ea Affected : 2%			
		: Basemen						
			Extent : Moderate	, Area A	ffected : 2%			
	Location	: Toilets						
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	
Ceilings								
AcousTileSusp.Lay-In	20%			2033	* *	5	\$94,000	
Gypsum Board	5%	0-2	\$5,000	LIFE	* *	5	\$29,400	
		etration, E : Toilets	xtent : Light, Area	Affected	: 2%			
Plaster	20%	Now	\$73,100	LIFE	* *	5	\$58,700	
	-	Discoloring, : Through	Extent : Moderate out	e, Area A	ffected : 5%			
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	cted : 2%			
	Location	: Through	out					
Plaster	55%			LIFE	* *	5	\$161,500	
	Staining/L	Discoloring, : Through	Extent : Moderate out		ffected : 10%	-	<i> </i>	
	Water Per	etration, E	xtent : Moderate, A	1rea Affe	cted : 10%			
		: Through		55				
Site Enclosure		0						
Fence/Gates								
Chain Link	10%			2048	* *			
Iron Picket		Now	\$28,400	2048	* *			
	Corrosion	/Rusting, E	xtent : Severe, Are		d : 90%			
		-	out, Corner Post C					
		-	Extent : Severe, Ar		-			
		: Through		55				
		-	ent : Moderate, Are	a Affecte	ed : 5%			
		: Gate Da		55				
Site Pavements			~					

Site Pavements

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

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

Asset # : 2038

chitecture		Current F			e Replacemen		Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost Cyc (Yr	le Estimated Cost	Priorit
e Pavements								
Public Sidewalk Cast in Place Concrete	95%			2041		* *		
Pavers/Stone	93% 5%			2041		* *		
On-Site Walkways	570			2037				
Cast in Place Concrete	Broken/Mi Location Cracking/	: Through Crumbling,	Extent : Moderate		ea Affected : 5	* * %		
	Misaligned Location Tripping H	: Through	Extent : Moderate, out ent : Moderate, Ar					
Masonry: Granite	Cracking/ Location Misaligned Location Tripping H	: Through d/Bulging, 1 : Through lazard, Ext	Extent : Moderate, out ent : Moderate, Ar	Area Aff	ffected : 5% fected : 5%	k *		
	Location	: Through	out					
Parking/Driveway								
Parking/Driveway Asphalt	100% Cracking/	4+	\$59,800 Extent : Moderate	2031 , Area Aj		* *		
Asphalt	100% Cracking/	4+ Crumbling, : Through	\$59,800 Extent : Moderate out	, Area A	ffected : 20%		Maintenance	
	100% Cracking/	4+ Crumbling, : Through Current F	\$59,800 Extent : Moderate out	, Area A Futur		t	Maintenance le Estimated Cost	Priori
Asphalt ectrical stem Component Type der 600 Volts	100% Cracking/ Location	4+ Crumbling, : Through Current F Fail Date	\$59,800 Extent : Moderate out Repair	, Area A Futur Year	ffected : 20% e Replacemen	t ost Cyc	le Estimated Cost	Priori
Asphalt ectrical stem Component Type	100% Cracking/ Location % of Total 50% Other Obs	4+ Crumbling, : Through Current F Fail Date (Years)	\$59,800 Extent : Moderate out Repair Estimated Cost	, Area A Futur Year FY 2048	ffected : 20% e Replacemen Estimated Co	t ost Cyc	le Estimated Cost	Priori
Asphalt ectrical stem Component Type der 600 Volts Service Equipment	100% Cracking/ Location % of Total 50% Other Obs Location	4+ Crumbling, : Through Current F Fail Date (Years) ervation, E : Electrica	\$59,800 Extent : Moderate out Repair Estimated Cost Extent : Light, Area Il Room	, Area A Futur Year FY 2048 Affected	ffected : 20% e Replacemen Estimated Co : 100%	t ost Cyc	le Estimated Cost	Priori
Asphalt ectrical stem Component Type der 600 Volts Service Equipment	100% Cracking/ Location % of Total 50% Other Obs Location Explanat 50% Other Obs Location	4+ Crumbling, : Through Current F Fail Date (Years) ervation, E : Electrica ion : Two -	\$59,800 Extent : Moderate out Repair Estimated Cost Extent : Light, Area al Room 4000 Ampere Main Extent : Light, Area al Room	, Area A Futur Year FY 2048 Affected Disconr 2038 Affected	ffected : 20% e Replacemen Estimated Co : 100% hect Switches	t Ost Cyc (Yr: * * 5 * * 5	Estimated Cost \$700 \$700	Priori
Asphalt ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw	100% Cracking/ Location % of Total 50% Other Obs Location Explanat 50% Other Obs Location	4+ Crumbling, : Through Current F Fail Date (Years) ervation, E : Electrica ion : Two -	\$59,800 Extent : Moderate out Repair Estimated Cost Extent : Light, Area Al Room 4000 Ampere Main	, Area A Futur Year FY 2048 Affected Disconr 2038 Affected	ffected : 20% e Replacemen Estimated Co : 100% hect Switches	t Ost Cyc (Yr: * * 5 * * 5	Estimated Cost \$700 \$700	Priori
Asphalt ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw	100% Cracking/ Location % of Total 50% Other Obs Location Explanat 50% Other Obs Location Explanat	4+ Crumbling, : Through Current F Fail Date (Years) ervation, E : Electrica tion : Two - ervation, E : Electrica	\$59,800 Extent : Moderate out Repair Estimated Cost Extent : Light, Area 4000 Ampere Main Extent : Light, Area 1000 Ampere And 0	, Area A Futur Year FY 2048 Affected Disconr 2038 Affected One 1200 2041	ffected : 20% e Replacemen Estimated Co ': 100% ect Switches ': 100% Ampere Main ,	t Ost Cyc (Yr: * * 5 * * 5	Estimated Cost \$700 \$700	Priori
Asphalt ectrical stem Component Type der 600 Volts Service Equipment Fused Disc Sw Fused Disc Sw Transformers	100% Cracking/ Location % of Total 50% Other Obs Location Explanat 50% Other Obs Location Explanat 100% Other Obs Location Explanat	4+ Crumbling, : Through Current F Fail Date (Years) ervation, E : Electrica ion : Two - ervation, E : Electrica ion : One - tion : One -	\$59,800 Extent : Moderate out Repair Estimated Cost Extent : Light, Area al Room 4000 Ampere Main Extent : Light, Area al Room	, Area A Futur Year FY 2048 Affected Disconr 2038 Affected One 1200 2041 Affected inery Ro	ffected : 20% e Replacemen Estimated Co f : 100%	t Disconne ** 5 Disconne	le Estimated Cost \$700 \$700 ct Switch \$1,100	Priori

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.

Asset # : 2038

Electrical		Current	$A55CL \pi \cdot Z$		e Replacement	M	aintenance	
System	0/ 0				-			D • •
Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Туре	Totai	(I cars)		1 1		(113)		
Under 600 Volts								
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%		\$31,800	2053	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
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	20%			2045	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,500	
Stand-by Power								
Transfer Switches	1000/			• • • • •			*• • • • •	
Automatic	100%			2041	* *	1	\$94,800	
Generators	1000/							
Diesel	100%			2037	* *	1	\$119,400	
			Extent : Light, Area	Affected	: 100%			
	Location	U		D (1	a			
	Explana	tion : No A	vailable Nameplate	e Rating	Capacity			
Batteries	1000/			2022	¢1.(00	5	¢11 400	
Lead/Acid	100%			2022	\$1,600	5	\$11,400	
Fuel Storage	500/			2044	* *	F	¢20 (00	
Day Tank	50%		Intont . Ti-le 4	2044		5	\$28,600	
			Extent : Light, Area	Ајјестеа	: 100%			
	Location	-						
	~	uon: 2/3 (Gallons Capacity	00			* · = ~ ~	
Main Tank	50%			2056	* *	5	\$4,500	
			Extent : Light, Area	Affected	: 100%			
		: Undergr						
Lighting	Explana	tion : 2000	Gallons Capacity					

Lighting

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.

Asset # : 2038

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	60%	2033	* *	10	\$169,600	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Throughout The Building					
	Explanation : T-8 Lamps					
Fluorescent	18%	2033	* *	10	\$50,900	
	Other Observation, Extent : Light, Area		: 100%			
	Location : Hallways And Court Room					
	Explanation : Compact Fluorescent L	-				
Incandescent	2%	2023	\$107,200	2	\$100	
LED	20%	2036	* *			
	Recent Installation, Extent : Light, Area		l : 100%			
	Location : Lobby, Courtrooms And H	allways				
Egress Lighting						
Emergency, Service	50%	2028	\$80,200	1		
Exit, LED	50%	2056	* *	1		
Exterior Lighting	250/	2020	#207 000	10	#2 00	
HID	25%	2028	\$307,800 * *	10	\$200	
LED	5%	2033	· · ·			
No Component	70%					
Lightning Protection						
Arresters/Cabling Generic	100%	2063	* *	5	\$9,100	
Alarm	10070	2003		5	\$9,100	
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$34,500	
	Other Observation, Extent : Light, Area		: 100%		\$5 1,500	
	Location : Hallways And Outside	55				
	Explanation : CCTV Surveillance Car	neras				
Fire/Smoke Detection	*					
No Component	60%					
Generic, Analog	40%	2033	* *	1-3	\$78,300	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Hallways, Mechanical Roc	ms				
	Explanation : Strobe Lights, Manual	Pull Stati	on, Smoke Detecto	rs And H	orns	
Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System	% of Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority
Component	Total (Years)	FY	Estimated Cost	(Yrs)	Estimateu Cost	1 Hority
Туре	()	1		()		

Heating

eating				
Energy Source				
Interruptible Gas/Dual	100%	2048	* *	1
Fuel				

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.

Asset # : 2038

		A3361#.2					
Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Steam Boiler	100%		2041	* *	1	\$305,200	
	Other Ob.	servation, Extent : Light, Area	a Affected	: 100%			
	Location	ı : Sub-basement Boiler Roon	1				
	Explana	tion : 2 Low Pressure Steam	Units				
Distribution							
Central Plant Steam	100%		2048	* *	4	\$15,200	
Piping/Pmp							
Terminal Devices							
Air Handler	40%		2033	* *	1	\$76,200	
Convector/Radiator	60%		2033	* *	1	\$59,700	
Air Conditioning							
Energy Source							
Plant Campus Steam /	30%		2038	* *	1		
PRV							
Electricity	70%		2036	* *	1		
Conversion Equipment							
Absorption	25%		2037	* *	1	\$83,400	
Chiller/Steam/HW							
Centrifugal, Elec Chiller			2037	* *	1	\$133,400	
		efrigerant, Extent : Light, Are	a Affected	d : 40%			
		n : Basement AC Room	4 4.00	. 1 . 100 /			
		pair Evident, Extent : Light, 2		cted : 40%			
		1 : Basement Mechanical Roo					
Split Unit	5%		2028	\$325,900			
		efrigerant, Extent : Light, Are	a Affected	d : 5%			
	Location	ı : Roof					
Window/Wall Unit	15%		2023	\$95,500	1		
No Component	15%						
Distribution							
CW & CHW Wtr	70%		2038	* *	4	\$16,000	
Pipe/Pump							
No Component	30%						
Terminal Devices							
Air Handler/Cool/Ht	65%		2033	* *	1	\$123,900	
Fan Coil - 4 Pipe	5%		2033	* *	1	\$5,000	
No Component	30%						
Heat Rejection							
Air Cooled Condenser	5%		2033	* *	2	\$10,700	
Unit							
Water Cooling Tower	65%		2029	\$640,300	2	\$201,600	
No Component	30%						
Ventilation							
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. Estimates are rounded to the nearest hundred dollars.

Asset # : 2038

		55el # . 2030				
Mechanical	Current Repai	ir Future	Replacement	Μ	laintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Ventilation						
Exhaust Fans						
Interior	95%	2033	* *	2	\$9,000	
Roof	5%	2028	\$25,400	2	\$500	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater	1000/	2022	¢106 0 00	2	¢4.500	
Gas Fired	100% Other Observation, Extent Location : Basement Me Explanation : 1 250 Gali	chanical Room	\$186,200 : 100%	2	\$4,500	
HW Heat Exchanger						
Steam Fired	100%	2028	\$486,300	4	\$30,500	
	Other Observation, Extent		: 100%			
	Location : Basement Me					
	Explanation : 1 300 Gall	lons				
Sanitary Piping	1000/	LIPP	ate ate			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	TIPP	* *	1		
Cast Iron	100%	LIFE	4. 4.	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	1000/					
Generic	100%					
Vertical Transport						
Elevators Geared Traction	100%	LIFE	* *			
Geared Traction	Other Observation, Extent		· 100%			
	Location : 5 Units From			m 1st To	7th Floor	
	Explanation : 10 Units.			151 10	///////////////////////////////////////	
ire Suppression	Explanation : 10 Chils.	5 Onus nie Currenny I	tor in Service			
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	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Importance Code	А			\$1,043,400		\$456,800
Total				\$1,663,500		\$1,347,100
Mechanical				\$177,700		\$429,100
Electrical				\$422,900		\$59,100
Interior Architect				\$134,300		\$402,000
Exterior Architec	ture			\$928,600		\$456,800
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Areas Surveyed Block	: Baseme : 9	nt, Roof, Flo Lot	ors 1,4 : 9	BIN	: 5000089	
Date of Survey	: 07-Aug	-2017		Landmark Status	: NONE	
Area Sq Ft	: 35,813			Project Type	: REAL PROPERTY	
Program / Asset #	: HEA00	11.000 / 1983		Yr Built/Renovated	: 1937 / 2004	
Borough		N ISLAND		Agency's Number	: N/A	
Address	: 51 STU	YVESANT P	PLACE			

Total	\$145,300	\$13,400	\$18,400	\$85,900
Importance Code C	\$700			
Importance Code B	\$101,200	\$9,900	\$14,900	\$82,400
Importance Code A	\$43,300	\$3,500	\$3,500	\$3,500
Total	\$145,300	\$13,400	\$18,400	\$85,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$2,300			
Site Enclosure	\$100			
Mechanical	\$15,000	\$4,700	\$5,500	\$4,700
Electrical	\$37,100	\$800	\$800	\$69,300
Interior Architecture	\$41,300		\$4,300	\$4,000
Exterior Architecture	\$41,500			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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.

Asset # : 1983

chitecture	Current Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior						
Exterior Walls	700/	LIPP	* *	~	¢22.400	
Masonry: Brick	70% Recent Repair Evident, Extent : Light, A Location : Throughout Sidewalk Shed in Use, Extent : Light, Ar		cted : 20%	5	\$22,400	
	Location : Throughout					
Masonry: Granite	5%	LIFE	* *	5	\$1,200	
Pre-Cast Concrete	25% Now \$56,000 Cracking/Crumbling, Extent : Moderate, Location : Window Lintels And Sills Water Penetration, Extent : Light, Area Location : Window Lintels	-	-	5	\$26,000	
Windows			* *			
Steel	100% Now \$872,600 Air Infiltration, Extent : Moderate, Area Location : Throughout Corrosion/Rusting, Extent : Moderate, A Location : Throughout Thermally Inefficient, Extent : Moderate Location : Throughout Unit Inoperable, Extent : Severe, Area A Location : Throughout	rea Affe , Area A	cted : 90% ffected : 100%	5	\$98,700	
Parapets						
Masonry: Brick	85% 4+ \$23,600 Jnt Mortar Miss/Erod, Extent : Moderat Location : Various Locations Through Miss/Damaged Flashings, Extent : Mode Location : Throughout Recent Repair Evident, Extent : Light, A Location : Throughout	out erate, Ar rea Affeo	ea Affected : 10% cted : 15%	5	\$3,900	
Pre-Cast Concrete	15%	LIFE	* *	5	\$4,300	
Roof Modified Bitumen	100% 4+ \$17,900 Alligatoring, Extent : Moderate, Area Ay Location : At Seams Vegetation Growth, Extent : Light, Area Location : Pitch Cups At Base Of Ante	Affectea				

Interior

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

Asset # : 1983

		Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Floors								
Carpet	Staining/E Location Worn/Eroo Location	: Penthou	: Moderate, Area	-	-	3	\$4,000	
Cast in Place Concrete	10%			LIFE	* *	5	\$11,600	
Ceramic Tile	5%	4+	\$5,400	2032	* *	5	\$1,300	
	Location	r/Impact D : Bathroor	amage, Extent : M ns					
Terrazzo	15%			LIFE	* *	5	\$6,200	
Vinyl Tile 9" X 9"	65%			2029	\$402,000	3	\$12,900	
		ded, Extent : Through	: Light, Area Affec out	cted : 309	%			
Interior Walls				_			• -	
Concrete Masonry Unit	10%			LIFE	* *	5	\$2,300	
Marble Panels	5%			LIFE	* *			
Plaster		Now	\$68,000 Extent : Severe, A	LIFE	* *	5	\$12,000	
	Location Water Pen	: Through etration, E	xtent : Moderate, 2	Area Affe				
	Locunon		, i eninouse ina c					
SGFT/Glazed Masonry	15%		, i enmouse ind c	LIFE	* *	1		
SGFT/Glazed Masonry Ceilings			, I ennouse Ind C			:		
SGFT/Glazed Masonry Ceilings AcousTile,Adhered			, i chinouse nna C				\$5,300	
Ceilings	15%	0-2	\$66,300	LIFE	* *	5	\$5,300 \$29,900	
Ceilings AcousTile,Adhered	15% 10% 90% Cracking/ Location Staining/L	0-2 Crumbling, : 4th Floo Discoloring,		LIFE 2034 LIFE 2, Area A 2, Area A	* * * * ffected : 15%	5		
Ceilings AcousTile,Adhered Plaster te Enclosure	15% 10% 90% Cracking/ Location Staining/L	0-2 Crumbling, : 4th Floo Discoloring,	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate	LIFE 2034 LIFE 2, Area A 2, Area A	* * * * ffected : 15%	5		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates	15% 10% 90% Cracking/ Location Staining/L Location	0-2 Crumbling, : 4th Floo Discoloring,	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate	LIFE 2034 LIFE , Area A out	* * * * ffected : 15% ffected : 15%	5		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates Chain Link	15% 10% 90% Cracking/ Location Staining/L	0-2 Crumbling, : 4th Floo Discoloring,	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate	LIFE 2034 LIFE 2, Area A 2, Area A	* * * * ffected : 15%	5		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates Chain Link Free Standing Walls	15% 10% 90% Cracking/ Location Staining/L Location 100%	0-2 Crumbling, : 4th Floo Discoloring, : Various	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate Locations Through	LIFE 2034 LIFE , Area A out 2039	* * * * ffected : 15% ffected : 15% * *	55		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates Chain Link	15% 10% 90% Cracking/ Location Staining/E Location 100% 80% Broken/M Location Other Obs Location	0-2 Crumbling, : 4th Floo Discoloring, : Various : Various 4+ issing Elem : Handica ervation, E : Through	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate Locations Through \$100 ents, Extent : Ligh p Ramp Extent : Moderate, 2 out	LIFE 2034 LIFE , Area A , Area A out 2039 2049 t, Area A ffe	* * ** ffected : 15% ffected : 15% ** ffected : 2%	55		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates Chain Link Free Standing Walls Cast in Place Concrete	15% 10% 90% Cracking/ Location Staining/E Location 100% 80% Broken/M Location Other Obs Location Explana	0-2 Crumbling, : 4th Floo Discoloring, : Various : Various 4+ issing Elem : Handica ervation, E : Through	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate Locations Through \$100 ents, Extent : Ligh p Ramp xtent : Moderate, 2	LIFE 2034 LIFE , Area A out 2039 2049 t, Area A Area Affe d Joints	* * ** ffected : 15% ffected : 15% ** ffected : 2%	55		
Ceilings AcousTile,Adhered Plaster te Enclosure Fence/Gates Chain Link Free Standing Walls	15% 10% 90% Cracking/ Location Staining/ Location 100% 80% Broken/M Location Other Obs Location Explanat 20% Other Obs	0-2 Crumbling, : 4th Floo Discoloring, : Various 4+ issing Elem : Handica, ervation, E : Through tion : Missi	\$66,300 Extent : Moderate r Rooms 415, 418 Extent : Moderate Locations Through \$100 ents, Extent : Ligh p Ramp Extent : Moderate, 2 out ng Or Deteriorated	LIFE 2034 LIFE 2, Area A 2, Area A 2039 2049 t, Area A 4rea Affe d Joints 2039	* * ffected : 15% ffected : 15% * * ffected : 2% ected : 50% * *	55		

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.

Asset # : 1983

			A55et # . 1					
Architecture		Current F			e Replacement		aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
te Pavements Public Sidewalk Cast in Place Concrete	-	-	\$1,700 Extent : Light, Ard	2034 ea Affect	* * ed : 15%			
On-Site Walkways Cast in Place Concrete Masonry: Granite	98% 2% Jnt Morta	r Miss/Eroc	\$600 \$600 I, Extent : Light, A Front Entrance	2034 LIFE rea Affec	* * * * ted : 30%			
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts Service Equipment Fused Disc Sw	Location	: Boiler Re	xtent : Light, Area oom 800 Ampere Main I			5	\$200	
Switchgear / Switchboard Fused Knife Sw	Location	: Boiler Re	\$38,800 Extent : Light, Area Dom lete And Unsafe Ec			5		
Fused Knife Sw	50% Other Obs Location	0-2 ervation, E : Electrica	\$38,800 Extent : Light, Area	2059 Affected	* * 1: 100%	5		
Raceway	Liptuntui		ere lina ensaje ile	uipiiein				
Conduit	85%			2039	* *	1		
Conduit Conduit	5% 10%			2055 2029	* * \$3,700	1		
Panelboards Fused Toggle Switch	85% On Extend	0-2 led Life, Ex : Through	\$40,300 tent : Light, Area A out	2054	* *	5	\$300	
Molded Case Bkrs	15%			2028	\$7,100	5	\$100	
Wiring Braided Cloth	85% Insulation	2-4 Aged, Exte : Through	\$46,300 nt : Moderate, Are out	2054	* *	1	¥ - • •	
Thermoplastic	5%			2055	* *	1		
P	10%			2039	* *	-		

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.

Asset # : 1983

Electrical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	70%		2027	\$55,400	5	\$200	
Locally Mounted	30% 0-2	\$23,700	2049	* *	5		
	On Extended Life, E	-	Affected :	100%			
	Location : Mechan	ical Room					
Ground							
Grounding Devices Not Accessible	100%						
Lighting	100%						
Interior Lighting							
Fluorescent	88%		2034	* *	10	\$28,900	
Tuorescent	Other Observation,	Extent : Light. Area		: 100%	10	\$20,700	
	Location : Through	-					
	Explanation : Usin						
Fluorescent	10%	0 1	2034	* *	10	\$3,300	
1 Iuoroscont	Other Observation,	Extent : Light. Area		: 100%	10	\$5,500	
	Location : Through	U	55				
	Explanation : Usin						
Incandescent	2% 0-2	\$12,500	2039	* *	2		
	Obsolete Fixtures, E			: 100%			
	Location : Baseme	nt					
Egress Lighting							
Emergency, Battery	50%		2024	\$25,500	10	\$4,300	
Exit, Service	50%		2024	\$6,300	1		
Exterior Lighting							
Incandescent	100% 0-2	\$121,400	2039	* *	2		
	Other Observation,						
	•	ary Incandescent F		-			
	Explanation : Tem	porary Incandescen	t Fixture	s Installed Under	Canopy		
Alarm							
Fire/Smoke Detection	(50/						
No Component	65% 35%		2024	¢127 200	1 2	\$8,000	
Generic, Analog	33%0		2024	\$137,300	1-3	\$8,000	
Mechanical	Current	Repair	Futur	e Replacement	Μ	aintenance	
System	% of Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)		FY		(Yrs)		
Туре					. ,		
Heating							
Energy Source	1000/		2020	* *			
Natural Gas	100%		2039	* *	1		

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.

Asset # : 1983

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating						
Conversion Equipment Steam Boiler	50% Now \$114,800 Abandoned in Place, Extent : Moderate Location : Basement Other Observation, Extent : Light, Area			1	\$16,000	
	Location : Basement Boiler Room	ailana				
Steam Boiler	Explanation : 2 Natural Gas Steam B 50%	2034	* *	1	\$17,700	
Distribution	5070	2034		1	\$17,700	
Central Plant Steam Piping/Pmp	20%	2049	* *	4	\$500	
Steam Piping/Pump	80%	2029	\$125,500			
Terminal Devices Convector/Radiator	100% On Extended Life, Extent : Moderate, A Location : Throughout, The Radiator	00		1 eful Life	\$11,600 Cycle Limit	
ir Conditioning	C C		-		· · · · · · · · · · · · · · · · · · ·	
Energy Source Electricity	100%	2037	* *	1		
Conversion Equipment Split Unit	15% Other Observation, Extent : Light, Area Location : Communications Room Explanation : Recent Installation	2029 a Affected	\$113,600 : 10%			
Window/Wall Unit	<u>85%</u>	2024	\$62,900	1		
/entilation Distribution Ductwork/Diffusers No Component	20% 80%	LIFE	**	2-5	\$4,000	
Exhaust Fans Roof	20% Now \$11,800 Abandoned in Place, Extent : Moderate Location : Roof	2039 e, Area Afj	* * Fected : 100%	2	\$200	
No Component	80%					
lumbing H/C Water Piping Galvanized Steel	100%	2034	* *	1		
Water Heater Gas Fired	100%	2027	\$21,600	2	\$500	
Sanitary Piping Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		

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.

Asset # : 1983

Mechanical	Current Repair	Future	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Backflow Preventer						
No Component	80%					
Generic	20%	2034	* *	1	\$400	
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Boiler Room					
	Explanation : Boiler Only					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : One Unit From Basement T	o 4th Flo	or, One Unit Fro	m Basem	ent To 3rd Floor	
	Explanation : 2 Units					

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	 10 RI6 STAT DGS0 76,300 21-De Basen 	CHMOND T EN ISLAND 031.000 / 204) c-2017 nent, Roof, Fl	1 oors 1,2,3,4	Agency's Number Yr Built/Renovated Project Type Landmark Status	: 312-501 : 1904 / 2014 : REAL PROPERTY : EXTERIOR LANDN	MARK
Block	: 7	Lot	: 12	BIN	: 5000064	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec				\$433,500		\$174,700
Interior Architect	ure			\$148,800		\$420,800
Electrical				\$431,400		
Mechanical				\$187,200		
Site Enclosure				\$100,000		
Site Pavements				\$554,000		
Total				\$1,854,900		\$595,400
Importance Code	А			\$433,500		\$174,700
Importance Code				\$820,300		\$420,800
Importance Code	С			\$601,000		
Total				\$1,854,900		\$595,400
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture					\$38,400
Interior Architect	ure		\$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/Escalate	ors		\$7,900	\$7,900	\$7,900	\$7,900
Total			\$119,800	\$40,100	\$44,000	\$80,400
Importance Code	А		\$7,600	\$7,600	\$7,600	\$46,100
Importance Code	В		\$102,200	\$32,600	\$36,400	\$34,300
Importance Code	С		\$10,100			
Total			\$119,800	\$40,100	\$44,000	\$80,400



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.

Asset # : 2041

Architecture		Current Re	pair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	Cracking/C Location Jnt Mortar Location	: Throughou Miss/Erod, : Throughou	Extent : Light, A ut	rea Affect	ed : 5%	5	\$64,000	
Masonry: Granite	Jnt Mortar	Now Miss/Erod, : Throughou	\$36,300 Extent : Light, A ut	LIFE rea Affect	* * ed : 5%	5	\$4,000	
Masonry: Limestone	Jnt Mortar	Now Miss/Erod, : Throughou	\$238,300 Extent : Light, A ut	LIFE rea Affect	* * ed : 5%	5	\$25,600	
Metal Panel	3%			2039	* *	5-10	\$22,000	
Windows Wood	Ctrwt/Baln	Now hc Not Funct : Throughou	\$47,900 , Extent : Severe, It	2045 Area Affe	* * ected : 25%	5	\$110,600	
		etration, Ext : Throughoi	ent : Light, Area ıt	Affected :	10%			
Parapets	o - o (_	* •••	
Masonry: Limestone Metal Rail	95% 5%			LIFE 2034	* *	5 5-10	\$200 \$100	
Roof	370			2034		3-10	\$100	
Metal Panel	5%			2034	* *	10	\$5,000	
Modified Bitumen	5%			2034	* *	10	\$2,700	
Single Ply Membrane	45%			2034	* *	10	\$24,600	
	5%			2039	* *	10		
Skylight, Metal/Glass	5% 40%			2039 LIFE	* *	10	\$9,100	
• •	40% Water Pen	etration, Ext : Throughoi	ent : Light, Area ıt	LIFE	* *	10		
Skylight, Metal/Glass Slate	40% Water Pen		-	LIFE	* *	10		
Skylight, Metal/Glass Slate nterior Floors	40% Water Pen Location		-	LIFE Affected :	** 1%		\$9,100	
Skylight, Metal/Glass Slate Iterior Floors Carpet	40% Water Pen Location 15%		-	LIFE Affected : 2028	** ** \$272,300	3	\$9,100 \$27,800	
Skylight, Metal/Glass Slate nterior Floors Carpet Cast in Place Concrete	40% Water Pen- Location 15% 10%	: Throughoi	<i>it</i>	LIFE Affected . 2028 LIFE	** \$272,300 **	3 5	\$9,100 \$27,800 \$27,100	
Skylight, Metal/Glass Slate nterior Floors Carpet	40% Water Pend Location 15% 10% 5% Broken/Mi Location	: Throughou Now	tt \$13,800 nts, Extent : Ligh	LIFE Affected . 2028 LIFE 2038	** \$272,300 ** **	3 5 5	\$9,100 \$27,800	
Skylight, Metal/Glass Slate nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels	40% Water Pen- Location 15% 10% 5% Broken/Mi Location 15%	: Throughou Now ssing Element : Throughou	ut \$13,800 nts, Extent : Ligh ut	LIFE Affected . 2028 LIFE 2038 t, Area Af LIFE	** \$272,300 ** **	3 5 5 5	\$9,100 \$27,800 \$27,100 \$3,100 \$13,900	
Skylight, Metal/Glass Slate nterior Floors Carpet Cast in Place Concrete Ceramic Tile	40% Water Pen- Location 15% 10% 5% Broken/Mi Location 15% 25%	: Throughou Now ssing Elemen : Throughou 0-2	ut \$13,800 nts, Extent : Ligh tt \$82,700	LIFE Affected . 2028 LIFE 2038 t, Area Aff LIFE LIFE	** \$272,300 ** Fected : 10% **	3 5 5	\$9,100 \$27,800 \$27,100 \$3,100	
Skylight, Metal/Glass Slate nterior Floors Carpet Cast in Place Concrete Ceramic Tile Marble Panels	40% Water Pen- Location 15% 10% 5% Broken/Mi Location 15% 25% Cracking/0	: Throughou Now ssing Elemen : Throughou 0-2	ut \$13,800 nts, Extent : Ligh ut	LIFE Affected . 2028 LIFE 2038 t, Area Aff LIFE LIFE	** \$272,300 ** Fected : 10% **	3 5 5 5	\$9,100 \$27,800 \$27,100 \$3,100 \$13,900	

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

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

Asset # : 2041

			A3561#.2					
Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
iterior								
Interior Walls						_		
Gypsum Board	13%			LIFE	* *	5	\$8,500	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	20%	N.T.	¢10,100	LIFE	* *	-	¢2.200	
Plaster	Cracking/	-	\$10,100 Extent : Moderate Room 218, Basemer	-		5	\$3,300	
	Paint Peel Location		: Moderate, Area	Affected	: 50%			
	Water Pen Location		Extent : Moderate, A	Area Affe	cted : 10%			
Plaster	45%			LIFE	* *	5	\$14,800	
Wood	2%			LIFE	* *	5	\$8,800	
Ceilings							. ,	
AcousTile,Adhered	Cracking/	Now Crumbling, : Through	\$66,100 Extent : Severe, A out	2049 rea Affec	* * cted : 100%	5	\$3,100	
AcousTileSusp.Lay-In	20%	0-2	\$11,500	2042	* *	5	\$12,400	
neousineousp.Luy in	Punct/Tea		amage, Extent : Li		Affected : 10%	5	¢12,100	
Plaster	10%			LIFE	* *	5	\$7,700	
Plaster	50%			LIFE	* *	5	\$38,600	
Plaster	Cracking/ Location Paint Peel	: Tower Ai ling, Extent	\$28,000 Extent : Severe, A nd Throughout t : Moderate, Area nd Throughout			5	\$11,600	
ite Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			
Free Standing Walls Concrete Masonry Unit	Location Jnt Mortar	Crumbling, : Through	d, Extent : Severe, A	-	-			
Retaining Walls								
Concrete Masonry Unit	Broken/Mi Location	: Through	\$53,000 nents, Extent : Mod out Extent : Moderate					
		: Through						
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			

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.

Asset # : 2041

		A3561#.2					
Architecture		Current Repair	Futur	re Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
lite Pavements							
On-Site Walkways							
Cast in Place Concrete		2-4 \$106,500 Crumbling, Extent : Moderate a : Throughout	2042 e, Area A	* * ffected : 50%			
Pavers/Stone	Broken/M Location Diagonal Location Jnt Morta	Now \$447,500 issing Elements, Extent : Mod a : Throughout Cracks, Extent : Moderate, An a : Throughout r Miss/Erod, Extent : Moderat a : Throughout	rea Affec	ted : 25%			
Parking/Driveway	Location	. In oughour					
Asphalt	100%		2038	* *			
Electrical		Current Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment Air Circuit Breaker	Location	eervation, Extent : Light, Area 1 : Basement tion : Two 4000 Amperes Circ			5	\$400	
Switchgear / Switchboard	Елриини	uon . 1 wo 4000 Amperes Cire	un breu	<i>kcr5</i>			
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		2-4 \$26,600 Aged, Extent : Moderate, Are a : Basement	2054 ea Affecte	* * ed : 100%	1		
Thermoplastic	85%		2039	* *	1		
Motor Controllers							
Locally Mounted	100%		2034	* *	5	\$500	
fround							
Grounding Devices					E	.	
Generic	100%		LIFE	* *	5	\$1,100	
Stand-by Power							
Transfer Switches	1000/		2042	* *	1	\$32 500	
Automatic	100%		2042	ጥ ተ	1	\$23,500	

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

Asset # : 2041

	A5561 # .	2041				
Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100% Other Observation, Extent : Light, Ar Location : Generator Room Explanation : 1- 450 Kilowatts	2038 rea Affected : .	** 100%	1	\$29,600	
Batteries						
Lead/Acid	100%	2023	\$1,700	5	\$2,800	
Fuel Storage				_		
Day Tank	50% Other Observation, Extent : Light, Ar Location : Generator Room Explanation : One 23 Gallons	2045 ea Affected : .	** 100%	5	\$7,100	
Main Tank	50% Other Observation, Extent : Light, Ar Location : Basement Explanation : 10,000 Gallons	2069 ea Affected : .	* * 100%	5	\$1,100	
Jighting	* ·					
Interior Lighting Fluorescent	85% T-8 Lamps And Fixtures, Extent : Lig Location : Throughout	2034 ht, Area Affec	* * ted : 100%	10	\$59,500	
Fluorescent	10% Compact Fluorescent Light, Extent : 1 Location : Throughout The Building		* * ffected : 100%	10	\$7,000	
Incandescent	5% Other Observation, Extent : Light, Ar Location : 1st Floor Borough Presid Explanation : Chandeliers		\$55,500 100%	2	\$100	
Egress Lighting	•					
Emergency, Service	55%	2034	* *	1		
Emergency, Battery	5%	2034	* *	10	\$900	
Exit, LED	35%	2057	* *	1		
Exit, Service	5%	2029	\$1,500	1		
Exterior Lighting	700/	2024	#000	10	#2 00	
HID	70%	2024	\$232,000	10	\$200	
Incandescent	30%	2024	\$84,400	2		
ightning Protection Arresters/Cabling						
Generic	100%	2032	* *	5	\$2,200	
Alarm	10070	2052		5	φ2,200	
Security System						
	50%					
No Component	50% 50%	2034	* *	1	\$14.300	
No Component Generic	50% 50%	2034	* *	1	\$14,300	
No Component		2034	* *	1	\$14,300	

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.

Asset # : 2041

Mechanical	Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source Interruptible Gas/Dual Fuel	100%		2049	* *	1		
Conversion Equipment Steam Boiler	100% Other Observation, Ex Location : Basement Explanation : 2 Unit		2034 Affected	**	1	\$75,600	
Distribution	1						
Central Plant Steam Piping/Pmp	100%		2039	* *	4	\$3,800	
	Other Observation, Ex Location : Basement	-					
Terminal Devices	Explanation : Steam	serves building I	o ine su				
Convector/Radiator	100%		2034	* *	1	\$24,600	
Air Conditioning					_	+= .,	
Energy Source							
Electricity	100%		2045	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%		2024	\$137,000	1		
/entilation							
Distribution Ductwork/Diffusers	100% Not in Service, Extent Location : Basement			* *	2-5	\$42,500	
Plumbing	Document	, 1571 7007, 2100 1					
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% Other Observation, Ex Location : Ground F	-	2034 Affected	* * : 100%	1	\$4,700	
	Explanation : Locate	ed On Ground Flo	or				
Fixtures 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. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

Asset # : 2041

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Vertical Transport				
Elevators				
Geared Traction	100%	LIFE **		
	Other Observation, Extent : Light, Are	a Affected : 100%		
	Location : One Unit From Basement	To 4th Floor. One Unit Fr	om Basement To Ground	
		,		
	Floor			
	Floor Explanation : Two Units			
Fire Suppression	Floor Explanation : Two Units			
Fire Suppression Standpipe Generic		2039 **	1-5 \$39,900	
Standpipe	Explanation : Two Units	2039 **	1-5 \$39,900	
Generic	Explanation : Two Units	2039 **	1-5 \$39,900	

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.

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			

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$302,700	\$39,900
Interior Architecture		\$59,100
Electrical		\$369,300
Mechanical		\$400,100
Total	\$302,700	\$868,400
Importance Code A	\$302,700	\$39,900
Importance Code B		\$769,400
Importance Code C		\$59,100
Total	\$302,700	\$868,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,000			
Interior Architecture	\$58,500			\$5,900
Electrical	\$900	\$300	\$300	\$600
Mechanical	\$10,000	\$4,100	\$3,500	\$4,300
Total	\$102,400	\$4,400	\$3,800	\$10,700
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			
Total	\$102,400	\$4,400	\$3,800	\$10,700



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.

STATEN ISLAND CIVIL COURT

Asset # : 4166

Architecture	Current Repai	r Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	80% Now Horizontal Cracks, Extent Location : Above Lintels, Jnt Mortar Miss/Erod, Ext Location : Throughout	Basement Level		5	\$39,900	
	Rusting Masonry Supt, Ext Location : Basement	ent : Moderate, Area	Affected : 20%			
	Staining/Discoloring, Exte Location : Throughout	nt : Light, Area Affect	ed : 25%			
Masonry: Limestone	15% 4+	\$48,000 LIFE	* *	5	\$5,600	
	Staining/Discoloring, Exter Location : Throughout		ed : 15%			
Wood	5% 0-2 Deteriorated Finish, Exten Location : Arround Wind		* * Fected : 100%	5	\$6,200	
Windows						
Aluminum	100% Now Broken/Missing Elements, Location : Throughout	\$10,000 2042 Extent : Light, Area A	* * ffected : 10%	5	\$2,300	
Roof						
Asphalt Shingle	100% Now Cracking/Crumbling, Exten Location : Throughout	\$5,400 2035 nt : Light, Area Affect	* * ed : 10%			
nterior						
Floors	250/	2027	¢00.000	2	¢12 500	
Carpet	25%	2027	\$90,900 * *	3	\$13,500	
Cast in Place Concrete Ceramic Tile	5% 5% 0-2	LIFE \$1,400 2029		5 5	\$2,900 \$700	
Ceramic The	576 0-2 Cracking/Crumbling, Exter Location : Throughout		\$27,600 ed : 5%	3	\$700	
Panel/Paver: Cer/Brk	2%	2034	* *	5	\$1,200	
Marble Panels	2%	LIFE	* *	5	\$400	
Terrazzo	5% Now Cracking/Crumbling, Exten Location : Lobby	\$1,300 LIFE nt : Light, Area Affect	* * ed : 10%	5	\$1,100	
Vinyl Tile	56% Now Cracking/Crumbling, Exten Location : Throughout	\$13,600 2031 nt : Light, Area Affect	* * ed : 10%	3	\$5,700	

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.

STATEN ISLAND CIVIL COURT

Asset # : 4166

Architecture	C	urrent Repair	Futu	re Replacement	Μ	aintenance	
System Component Type		il Date Estimated (Zears)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Ceramic Tile	5% N	low \$5,9	2029	\$59,100	5	\$1,000	
	Cracking/Cru	mbling, Extent : Ligi	nt, Area Affeci	ted : 10%			
	Location : T	hroughout					
Masonry: Brick	5% N	low \$16,7	00 LIFE	* *			
5	Jnt Mortar M	ss/Erod, Extent : Mo		Affected : 5%			
	Location : B		,	55			
Plaster	70% N	low \$12,0	000 LIFE	* *	5	\$8,500	
	Broken/Missir	ng Elements, Extent :	Light, Area A	Affected : 5%			
	Location : 2	nd Floor Womens Re	oom				
	Water Penetro	ation, Extent : Moder	ate, Area Affe	ected : 5%			
		asement Corridor A					
Wood	20%		LIFE	* *	5	\$32,400	
Ceilings							
Exposed Concrete	20%		LIFE	* *	5	\$800	
Plaster	60%		LIFE	* *	5	\$10,100	
Plaster	20% N	low \$4,2	200 LIFE	* *	5	\$3,400	
	Water Penetro	tion, Extent : Light,	Area Affectea	l : 5%		•	
	T .:						

Location : Courtrooms

Electrical	Current Repair	Future Repla	acement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2036	* *	5	\$500	
	Other Observation, Extent : M	Ioderate, Area Affected : 1	100%			
	Location : Basement					
	Explanation : One 600 Amp	eres Main Disconnect Swi	tch			
Switchgear / Switchboard Molded Case Bkrs	100%	2036	* *	5	\$500	
Raceway						
Conduit	100%	2036	* *	1		
Panelboards						
Fused Disc Sw	5%	2034	* *	5		
Molded Case Bkrs	95%	2034	* *	5	\$500	
Wiring						
Thermoplastic	100%	2036	* *	1		
Motor Controllers						
Locally Mounted	100%	2031	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

Lighting

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.

STATEN ISLAND CIVIL COURT

Asset # : 4166

Electrical				- Daulaa	_		_
Electrical		rent Repair		e Replacement		aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	90%		2026	\$281,700	10	\$14,900	
		ion, Extent : Moderate, A	4rea Affe	ected : 100%			
		oughout The Building					
	-	Using T8 Lamps	2026		10	# 000	
Fluorescent	5%		2026	\$15,700	10	\$800	
		ion, Extent : Moderate, A	Area Affe	ected : 100%			
		oughout The Building	. 1				
		Using Compact Fluores		-			
Incandescent	5%		2026	\$15,700	2		
Egress Lighting	500/		2026	¢1 2 000	10	¢2 200	
Emergency, Battery	50%		2026	\$12,800	10	\$2,200	
Exit, Service	50%		2026	\$3,200	1		
Exterior Lighting HID	1000/		2026	¢71.000	10	¢100	
	100%		2026	\$71,900	10	\$100	
Alarm Security System							
No Component	50%						
Generic	50%		2026	\$28,800	1	\$3,400	
	2070		2020	\$20,000	1	\$5,100	
Mechanical							
Meenannean	Cur	rent Repair	Futur	e Replacement	Μ	aintenance	
	% of Fail	rent Repair Date Estimated Cost ars)		e Replacement Estimated Cost		aintenance Estimated Cost	Priority
System Component Type Heating	% of Fail	Date Estimated Cost	Year		Cycle		Priority
System Component Type Heating Energy Source	% of Fail Total (Ye	Date Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Priority
System Component Type Heating Energy Source Natural Gas	% of Fail	Date Estimated Cost	Year		Cycle		Priorit
System Component Type Heating Energy Source Natural Gas Conversion Equipment	% of Fail Total (Ye	Date Estimated Cost	Year FY 2046	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source Natural Gas	% of Fail Total (Ye 100%	Date Estimated Cost ars)	Year FY 2046 2039	Estimated Cost **	Cycle (Yrs)		Priorit
System Component Type Ieating Energy Source Natural Gas Conversion Equipment	% of Fail Total (Ye 100% 100% Other Observat	Date Estimated Cost ars) ion, Extent : Light, Area	Year FY 2046 2039	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Ieating Energy Source Natural Gas Conversion Equipment	% of Fail Total (Ye 100% Other Observat Location : Bas	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type leating Energy Source <u>Natural Gas</u> Conversion Equipment Steam Boiler	% of Fail Total (Ye 100% 100% Other Observat	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source <u>Natural Gas</u> Conversion Equipment Steam Boiler Distribution	% of Fail Total (Ye 100% 0ther Observat Location : Bas Explanation :	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039 Affected	Estimated Cost **	Cycle (Yrs) 1	Estimated Cost \$17,800	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam	% of Fail Total (Ye 100% Other Observat Location : Bas	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039	Estimated Cost ** ** 7: 100%	Cycle (Yrs)	Estimated Cost	Priorit
System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp	% of Fail Total (Ye 100% 0ther Observat Location : Bas Explanation :	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039 Affected	Estimated Cost ** ** 7: 100%	Cycle (Yrs) 1	Estimated Cost \$17,800	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices	% of Fail Total (Ye 100% 0ther Observat Location : Bas Explanation : 100%	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039 Affected 2036	Estimated Cost ** ** 7: 100%	Cycle (Yrs) 1	Estimated Cost \$17,800 \$900	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices Convector/Radiator	% of Fail Total (Ye 100% 0ther Observat Location : Bas Explanation :	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039 Affected	Estimated Cost	Cycle (Yrs) 1 1 4	Estimated Cost \$17,800	Priority
System Component Type Heating Energy Source Natural Gas Conversion Equipment Steam Boiler Distribution Central Plant Steam Piping/Pmp Terminal Devices	% of Fail Total (Ye 100% 0ther Observat Location : Bas Explanation : 100%	Date Estimated Cost ars) ion, Extent : Light, Area sement	Year FY 2046 2039 Affected 2036	Estimated Cost	Cycle (Yrs) 1 1 4	Estimated Cost \$17,800 \$900	Priority

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.

STATEN ISLAND CIVIL COURT

Asset # : 4166

Mechanical	Current	Repair	Futur	e Replacement	Μ	laintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Interior Pkg Unit - Cooling	60%		2027	\$400,100	2	\$700	
-	Other Observation, Location : Attic	Extent : Moderate, A	lrea Affe	ected : 100%			
	Explanation : No 2	Access To Check Ref	rigerant				
Window/Wall Unit No Component	20% 20%		2021	\$7,400	1		
Heat Rejection Air Cooled Condenser Unit	60%		2034	* *	2	\$7,500	
No Component	40%						
Ventilation Distribution							
Ductwork/Diffusers	60%		LIFE	* *	2-5	\$6,000	
No Component Exhaust Fans	40%						
Interior	60%		2031	* *	2	\$300	
No Component	40%		2031		2	\$500	
Plumbing	1070						
H/C Water Piping Galvanized Steel	100%		2031	* *	1		
Water Heater Gas Fired	100%		2025	\$10,900	2	\$300	
	Other Observation, Location : Boiler I Explanation : 1 Un	Room	Affected	! : 100%			
Sanitary Piping	1						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2026	\$2,700	4	\$600	
Fixtures 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.

\$1,857,900

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Total

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	:

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$459,300	\$950,100
Interior Architecture		\$737,500
Electrical	\$36,700	
Mechanical		\$170,300
Total	\$496,000	\$1,857,900
Importance Code A	\$459,300	\$950,100
Importance Code B	\$36,700	\$638,100
Importance Code C		\$269,700

\$496,000

		. ,		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$148,200	\$181,300	\$229,200	\$231,900
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		
Total	\$148,200	\$181,300	\$229,200	\$231,900



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.

Asset # : 14812

rchitecture	Current Repair			e Replacement	Μ	Maintenance	
rstem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
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	2070		211 2		U	<i>q</i> 2 07,100	
Aluminum	100%		2050	* *	5	\$38,500	
Parapets					-	+= 0,0 0 0	
Metal Panel	60%		2054	* *	5	\$33,100	
Pre-Cast Concrete	40%		LIFE	* *	5	\$35,900	
Roof	-				-	+)	
IRMA/Protected	20%		2036	* *	10	\$21,800	
Membrane					-	.)	
Metal Panel	5%		2045	* *	10	\$10,000	
Roll Roofing	50%		2029	\$237,600	5	\$90,700	
Not Accessible	25%						
	Other Obs	ervation, Extent : Light, Area	Affected	: 0%			
	Location	a: 4th Floor North And South	Areas				
	Explana	tion : Green Roof					
Soffits		•					
Metal Panel	100%		2054	* *	5-10		
erior							
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	
e Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2072	* *			

Site Pavements

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.

Asset # : 14812

			A3561#.14	1012				
Architecture		Current I	Repair	Futur	re Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways Cast in Place Concrete	100%			2045	* *			
Parking/Driveway	10070			2043				
Asphalt	100%			2041	* *			
Electrical		Current I	Repair	Futur	re Replacement	N	laintenance	
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% Other Obs	ervation, E	Extent : Light, Area	2048 Affected	* * l : 100%	5	\$900	
		: Lower L	-					
<u></u>	Explana	tion : Two	2,500 Ampere Main	n Switche	es, One 1,000 Amp	pere Swite	ch	
Switchgear / Switchboard Air Circuit Breaker	100%			2048	* *	5	\$1,000	
Raceway Conduit	100%			2048	* *	1		
Panelboards	•			2011	ىك بك	-	# 000	
Fused Disc Sw Molded Case Bkrs	20% 80%			2044 2044	* *	5 5	\$900 \$4,200	
Wiring	0070			2044		5	\$4,200	
Thermoplastic	100%			2048	* *	1		
Motor Controllers Locally Mounted	100%			2041	* *	5	\$1,300	
Ground	10070			2041		5	\$1,500	
Grounding Devices Generic	100%			LIFE	* *	5	\$2,900	
Stand-by Power								
Transfer Switches Automatic	100%			2041	* *	1	\$61,500	
		ervation, E : Lower L	Extent : Light, Area evel	Affectea	l : 100%			
	Explana	tion : 5-12(00 Amperes, 1-600	Amperes	s, 1-260 Amperes,	1-60 Amp	peres	
Generators Diesel	100%	_		2037	* *	1	\$77,400	
	Location	: Outside	Extent : Light, Area In Service Loading	Dock A	rea			
Duttering	Explana	tion : 120 V	Volts 3 Phase 1250	Kilovolt	-ampere			
Batteries Lead/Acid	100%			2022	\$1,600	5	\$7,400	
2000 1 1010	10070				<i>\</i> \\\\\\\\\\\\\	~	φ7,100	

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.

Asset # : 14812

			ASSet # : 14					
Electrical	_	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2044	* *	5	\$18,500	
Main Tank	50%			2056	* *	5	\$2,900	
			xtent : Light, Area					
		0	ound In Service Lo Gallons Shared W	0				
Lighting	Ехрійни	1101 . 8000	Gallons Sharea W	un bone	15			
Interior Lighting								
Fluorescent	20%			2033	* *	10	\$36,700	
1 1001 000000			Light, Extent : Lig		Affected : 10%	10	<i><i><i>vvvvvvvvvvvvv</i></i></i>	
	-	ı : In Lobby						
	Motion Se	ensors in Us	e, Extent : Light, A	lrea Affe	cted : 30%			
	Location	1 : Through	out					
			res, Extent : Light,	Area Af	fected : 20%			
	Location	ı : Service (Corridors					
LED	80%			2033	* *			
			xtent : Light, Area	Affected	l : 100%			
	Location	1 : Through	out					
Egress Lighting								
Emergency, Service	50%			2033	* *	1		
Exit, LED	50%			2056	* *	1		
Exterior Lighting	200/			2022	* *			
LED No Common on t	20% 80%			2033	• •			
No Component	80%							
Lightning Protection Arresters/Cabling								
Generic	100%			2056	* *	5	\$5,900	
Alarm	10070			2000		5	\$5,500	
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	
Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total	(Years)	Listimuteu Cost	FY	Litillated Cost	(Yrs)	Listimuteu Cost	1 1 101 103
Туре								
Heating								
Energy Source Electricity	1%			2054	* *	1		
Interruptible Gas/Dual	1% 99%			2054 2054	* *	1		
Fuel	7770			2004		1		
	Other Obs	servation, E	xtent : Light, Area	Affected	! : 100%			
			Rear Of The Build	-				
	Explana	tion : 1 Fue	l Oil Tank, Capac	ity 8000	Gallons			

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.

Asset # : 14812

lechanical	Current Repair Future Replacement					Μ		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Conversion Equipment								
Hot Water Boiler	99%			2045	* *	1	\$97,800	
	Location	ervation, E : Basemen tion : 3 Un		Affected	: 100%			
Radiant Heater	1%			2036	* *	2	\$900	
Distribution	170			2050		2	\$700	
Hot Wtr Piping/Pump	100%			2050	* *	4	\$14,800	
Terminal Devices	10070			2050		-	\$14,000	
Convector/Radiator	50%			2045	* *	1	\$32,300	
Convector/readultor			Extent : Light, Area		: 100%	1	\$52,500	
			out Peripheral Spa					
	Explana	tion : Serve	Peripheral Space.	s Of The E	Building. Under F	Floor Rad	iant Heating	
TT ', TT , TT , TT ,			And 2 Hallway By		. * *			
Unit Heater - Hot Water	10%			2036				
	Location	: Basemer	Extent : Light, Area at Amd 6th Floor a Basement Mechar			s. 6th Floo	or Mechanical	
No Component	40%							
ir Conditioning								
Energy Source Electricity	100%			2050	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2041	* *	1	\$205,500	
No Component	5%							
Distribution								
CW & CHW Wtr	30%			2054	* *	4	\$4,400	
Pipe/Pump							*)	
Ductwork/Diffusers	70%			LIFE	* *	2	\$182,000	
Terminal Devices							. ,	
Air Handler/Cool/Ht	95%			2036	* *	1	\$117,400	
			Extent : Light, Area		: 100%	-	<i>Q</i> 11,,0	
			cal Rooms Baseme					
	Explana	tion : 11 U	nits. Provide Cooli ne Interior Zone Sp	ng To Boi		l Interior	Zone Spaces.	
Fan Cail 2 Dina	<u>5%</u>	01119 10 11	te interior Zone Sp	2036	* *	1	\$3,200	
Fan Coil - 2 Pipe	Other Obs Location	: Through	Extent : Light, Area out The Building	Affected		-		
	Explana		nits Serve Mainly T	Telecomm	unication, Contro	ol, Elevato	or Machine,	
	Server, I	Radio, Elec	iricai Koom.					
Heat Rejection	Server, 1	Radio, Elec	iricai Koom.					
Heat Rejection Water Cooling Tower	Server, 1 100% Other Obs Location		Extent : Light, Area r, Outside	2032 Affected	**	2	\$201,100	

Ventilation

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.

Asset # : 14812

Mechanical	Current R	-19901 # 1 1-1 epair		e Replacement	М	aintenance	
System				Estimated Cost			Duin
Component	% of Fail Date Total (Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	10001 (10015)				(115)		
Ventilation							
Distribution	1000/		LIPP	* *	2.5	¢111.400	
Ductwork/Diffusers	100%		LIFE	Υ Υ	2-5	\$111,400	
Exhaust Fans Interior	10%		2036	* *	2	\$600	
Roof	90%		2030	* *	2	\$5,500	
Plumbing	9070		2030		2	\$5,500	
H/C Water Piping							
Brass/Copper	100%		2054	* *	1		
Water Heater							
Gas Fired	100%		2027	\$120,800	2	\$2,900	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%		-	
	Location : Basement	Boiler Room					
	Explanation : 2 Units	s. Capacity 300 G	allons Ec	uch.			
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer	1000/		2020	* *		¢12 200	
Generic	100% Other Observation Fu	tout Light Auga	2038		1	\$12,200	
	Other Observation, Ex Location : Basement	0	00				
	Explanation : 3 Wate				ontor		
Fixtures	Explanation : 5 Hale	i main services i	<i>Juen 11 11</i>	i Buck I tow I reve			
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : $L L - 4$, L	L- 5, L L - 6					
	Explanation : 6 Units	s. 1 Unit From L l	L-6,4U	Inits From L L - 5,	1 Unit	From L L - 4.	
Fire Suppression							
Standpipe	1000/		2054	* *	1.5	¢104 600	
Generic	100% Other Observation Fu	tout Light Auga	2054		1-5	\$104,500	
	Other Observation, Ex Location : Staircases	-	Ајјестеа	. 100%			
	Explanation : 2 Main		e Stand P	Pine System			
Sprinkler	Блрининоп . 2 Mull	i Siun Cuses 114V	c Siunu I	ipe system.			
Generic	100%		2054	* *	1-2	\$56,000	
	Other Observation, Ex	tent : Light, Area		: 100%		\$20,000	
	Location : All Floors						
	Explanation : Dry Sy	stem For Garage	Only. We	et For The Rest Of	^r The Bui	lding.	
Fire Pump							
Generic	100%		2041	* *	1	\$37,300	
Generie	10070		2071		1	ψ57,500	

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.

\$3,900

\$21,400

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed Block	 67 TAI STATI DGS00 21,500 08-Jul- 	EN ISLAND)39.000 / 4165	T BTWN: PU	DURT RROY ST FREAN ST. Agency's Number Yr Built/Renovated Project Type Landmark Status BIN	: 310-504 : 1930 / 2011 : REAL PROPERTY : NONE : 5014078	
	. 542	Lot	.)		. 3014070	
CAPITAL				FY 2021 - 2024		FY 2025 - 2030
Exterior Architec				\$755,200		\$44,900
Interior Architect	ture			\$79,400		\$144,600
Electrical				\$257,400		\$169,300
Mechanical				\$114,000		\$519,300
Total				\$1,206,100		\$878,100
Importance Code	А			\$755,200		\$44,900
Importance Code	В			\$450,800		\$833,300
Total				\$1,206,100		\$878,100
EXPENSE			FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architec	ture		\$15,600			
Interior Architect	ture		\$34,000	\$50,000		\$4,200
Electrical			\$6,900	\$400	\$400	\$14,300
Mechanical			\$42,600	\$3,400	\$3,500	\$2,900
Total			\$99,100	\$53,800	\$3,900	\$21,400
Importance Code	A		\$18,000	\$2,100	\$2,100	\$2,100
Importance Code	В		\$56,200	\$51,700	\$1,700	\$19,300
Importance Code	C		\$24,900			



\$53,800

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.

\$99,100

Total

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND CRIMINAL COURT

Asset # : 4165

chitecture	Current Repair Future Replacement				Μ		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls		* 1* 0 0 0 0			_	.	
Masonry: Brick	90% Now Cracking/Crumbling Location : 1st Floo Misaligned/Bulging, Location : 1st Floo	r Level At South Fo Extent : Light, Are r Window Lintels A	icade, Ea a Affecte	ist Facade, West F d : 10% ast And West Sides		\$44,900	
Masonry: Limestone	10% 0-2 Jnt Mortar Miss/Ero Location : Main Er Staining/Discoloring Location : Main Er	ntrance 5, Extent : Light, Ar			5	\$3,700	
Windows							
Aluminum	100% Now Ctrwt/Balnc Not Fun Location : Through		2042 ate, Area	* * Affected : 30%	5	\$2,300	
Parapets							
Masonry: Brick	90% Now Cracking/Crumbling Location : Inside F		LIFE , Area Aj	* * ffected : 50%	5	\$2,200	
	Jnt Mortar Miss/Ero Location : North F Spalling, Extent : Ma Location : North F Worn/Eroded, Exten Location : Inside F	acade, South Facad oderate, Area Affec acade, South Facad t : Moderate, Area	le, East H ted : 40% le, East H	Facade, West Faca 5 Facade, West Faca			
Masonry: Limestone	10% Now Cracking/Crumbling Location : Through Jnt Mortar Miss/Ero Location : Through	out d, Extent : Modera	-	-	5	\$300	
Roof							
Built-Up (BUR)	90% Now Broken/Missing Elen Location : Through Gut/DS Non Func/M Location : Main En Ponding, Extent : Ma Location : Main En	nout iss, Extent : Moder ntrance oderate, Area Affec	ate, Area	Affected : 20%			

Interior

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STATEN ISLAND CRIMINAL COURT

Asset # : 4165

Architecture System Component Type								
Component		Current F	Repair	Futur	e Replacement	М	aintenance	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
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%		\$7,200	2026	\$144,600	3	\$6,000	
	-	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Interior Walls								
Cast in Place Concrete	10%		\$5,400	LIFE	* *			
	0	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Ceramic Tile	5%			2035	* *	5	\$2,000	
Masonry: Brick	5%	Now	\$8,400	LIFE	* *			
		etration, E: : Boiler Ro	xtent : Light, Area oom	Affected	: 15%			
Marble Panels	5%			LIFE	* *			
Plaster	65%	0-2	\$11,200	LIFE	* *	5	\$7,900	
	Cracking/		Extent : Light, Are		ed : 10%	-	+ ·)- · ·	
Wood	10%			LIFE	* *	5	\$16,200	
Ceilings	1070			LIIL		5	\$10,200	
AcousTileSusp.Lay-In	10%			2031	* *	5	\$3,600	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster		Now	\$79,400	LIFE	* *	5	\$17,900	
	Location Water Pen	: Through	Extent : Moderate out xtent : Moderate, A		, ,			
		Current F		Futur	e Replacement	М	aintenance	
lectrical								
	0/ of	Eail Data	Estimated Cost	Veen	Estimated Cost	Creala	Estimated Cost	Duiouid
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ystem Component Type nder 600 Volts			Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
ystem Component Type			Estimated Cost		Estimated Cost	-	Estimated Cost	Priori
ystem Component Type nder 600 Volts	Total	(Years)		FY 2026	\$5,100	-	Estimated Cost \$600	Priorit
ystem Component Type nder 600 Volts Service Equipment	Total 100% Other Obs	(Years)	xtent : Moderate, 2	FY 2026	\$5,100	(Yrs)		Priori
ystem Component Type nder 600 Volts Service Equipment	Total 100% Other Obs Location	(Years) ervation, E. : Electrica	xtent : Moderate, 2 1 Room	FY 2026 Area Affe	\$5,100 cted : 100%	(Yrs)		Priori
ystem Component Type nder 600 Volts Service Equipment Molded Case Bkrs	Total 100% Other Obs Location	(Years) ervation, E. : Electrica	xtent : Moderate, 2	FY 2026 Area Affe	\$5,100 cted : 100%	(Yrs)		Priori
ystem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard	Total 100% Other Obs Location Explanat	(Years) ervation, E. : Electrica	xtent : Moderate, 2 1 Room	FY 2026 Area Affe Disconn	\$5,100 cted : 100% ect Switch	(¥rs)	\$600	Priori
ystem Component Type nder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard Molded Case Bkrs	Total 100% Other Obs Location	(Years) ervation, E. : Electrica	xtent : Moderate, 2 1 Room	FY 2026 Area Affe	\$5,100 cted : 100%	(Yrs)		Priorit
Type inder 600 Volts Service Equipment Molded Case Bkrs Switchgear / Switchboard	Total 100% Other Obs Location Explanat	(Years) ervation, E. : Electrica	xtent : Moderate, 2 1 Room	FY 2026 Area Affe Disconn	\$5,100 cted : 100% ect Switch	(¥rs)	\$600	Priorit

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

Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
Asset # : 4165

Electrical	C	urrent Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Fa	il Date Estimated Cost Years)		Estimated Cost		Estimated Cost	Priority
Inder 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	
bround					-	+	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
ighting							
Interior Lighting	200/		0001	074 000	10	#2 000	
Fluorescent	20%		2021	\$74,800	10	\$3,900	
	Location : T	ation, Extent : Light, Area Throughout The Building 1 : T-12 Lamps	Ајјестеа	: 100%			
Fluorescent	70%		2034	* *	10	\$13,800	
	Location : H	ation, Extent : Light, Area Hallways 1 : T-8 Lamps	Affected	: 100%			
Fluorescent	10%	. i o zumps	2021	\$37,400	10	\$2,000	
i horeseent	Compact Flue	orescent Light, Extent : Mo Court Room, Lobby And 1s	oderate, 1			ψ2,000	
Egress Lighting							
Emergency, Battery	50%		2026	\$15,300	10	\$2,600	
Exit, LED	50%		2061	* *	1		
Exterior Lighting	1000/			* • • • • • •		.	
HID	100%		2021	\$85,900	10	\$100	
Alarm							
Security System No Component	50%						
Generic	50%		2026	\$34,400	1	\$4,000	
Generic		ation, Extent : Moderate, A			1	\$4,000	
	Location : I		n cu ngje				
		: CCTV Surveillance Can	iera Syst	em			
Mechanical	· ·	urrent Repair		e Replacement	М	aintenance	
System							D • •
Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating			_		_		
Energy Source Natural Gas	100%		2036	* *	1		
					•		

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.

Asset # : 4165

Mechanical		Current I	Repair	Futur	e Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating								
Conversion Equipment								
Steam Boiler	Location Other Obs Location	: Basemer ervation, E	Extent : Light, Area at Boiler Room Extent : Light, Area at Boiler Room it			1	\$21,300	
Distribution Central Plant Steam Piping/Pmp	100%			2026	\$360,500	4	\$1,600	
Terminal Devices Convector/Radiator	100%			2024	\$114,000	1	\$6,900	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	30%	0-2	\$5,200	2031	* *	2	\$300	
Window/Wall Unit	R-134a Re	efrigerant, 1	nits Not Working I Extent : Light, Area Court Rooms			1		
entilation	, , , , ,			2021	<i>\$21,100</i>	•		
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2-5	\$3,600	
Exhaust Fans	200/			2026	¢10.000	2	¢ 2 00	
Roof No Component	30% 70%			2026	\$10,600	2	\$200	
Plumbing H/C Water Piping	/070							
Brass/Copper	100%			2026	\$158,800	1		
Water Heater Gas Fired			Extent : Light, Area	2025 Affected	\$13,000 1 : 100%	2	\$300	
	Other Obs Location	: Boiler R ervation, E : Boiler R tion : 1 Un	Extent : Light, Area oom	Affected	100%			
Sanitary Piping				1.155	بال بال			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2021	\$3,200	4	\$700	

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.

Asset # : 4165

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Fixtures				
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. 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 Address Borough Program / Asset # Area Sq Ft Date of Survey Areas Surveyed	: 100 RIC : STATE : DGS004 : 10,800 : 06-Jul-2 : Baseme	N ISLAND F. CHMOND TE N ISLAND 49.000 / 13692 2017 nt, Floors 1,2	RRACE	Agency's Number Yr Built/Renovated Project Type Landmark Status	: N/A : 1931 / : REAL PROPERTY : EXTERIOR LANDMARK
Block	: 9	Lot	: 22	BIN	: 5000090
CAPITAL				FY 2021 - 2024	FY 2025 - 2030
Exterior Architec	ture			\$1,868,000	\$575,300
Interior Architect	ure				\$152,800
Electrical					\$247,300
Machanical					\$200.500

Mechanical		\$200,500
Total	\$1,868,000	\$1,175,900
Importance Code A	\$1,868,000	\$575,300
Importance Code B		\$600,600
Total	\$1,868,000	\$1,175,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$19,700	\$3,900	\$22,200	\$24,500
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				
Total	\$19,700	\$3,900	\$22,200	\$24,500



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.

Asset # : 13692

rchitecture		Current I	Repair	Futur	e Replacement	Μ	aintenance	
vstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior								
Exterior Walls								
Cast Stone/Terra Cotta	Cracking/ Location Jnt Morta Location Staining/L Location	a : Through r Miss/Eroo a : Through Discoloring, a : Through	l, Extent : Modera out Extent : Moderate out	te, Area A 2, Area A	Affected : 25% ffected : 20%	5	\$389,600	
	Location	ı : East Fac	xtent : Moderate, . cade valk Shed In Place	Area Affe	ected : 25%			
Windows	Блрини		an Shea In I nee					
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%							
terior								
Floors	=0/			2024	¢10.000	•	#2 5 00	
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 \$2,000	
Quarry Tile	5%			2033	* *	5	\$2,000	
Terrazzo	20%			LIFE		5	\$4,200	
Vinyl Tile	58%			2028	\$152,800	3	\$5,900	
Interior Walls	1.50/			LIPP	* *	-	#2 400	
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,400	
Masonry: Brick	15%			LIFE	* *	5	¢7.200	
Plaster	60%			LIFE	* *	5	\$7,300	
Wood	10%			LIFE	-11-	5	\$16,200	
Ceilings	10%			2022	* *	5	\$2 700	
AcousTileSusp.Lay-In Exposed Concrete	10%			2033 LIFE	* *	5 5	\$2,700 \$400	
Plaster	80%			LIFE	* *	5	\$13,500	
te Enclosure	0070			LIFE		5	φ15,500	
Retaining Walls								
Cast in Place Concrete	100%			2048	* *			
te Pavements	10070			2040				
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways	100/0							
Cast in Place Concrete	20%			2033	* *			

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.

Asset #: 13692

			Assel # : 13					
Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts								
Service Equipment Molded Case Bkrs	Location	: Electrica	Extent : Moderate, 2 11 Room Service Switch Ra			5	\$300	
Raceway	Ехрійни	aon . Main	Service Switch Ku	ieu Ai 55	0 Amperes			
Conduit Conduit	90% 10%			2028 2038	\$14,400 * *	1 1		
Panelboards								
Molded Case Bkrs Molded Case Bkrs	90% 10%			2027 2036	\$30,900 * *	5 5	\$300	
Wiring Braided Cloth			\$5,000 ent : Moderate, Are out	2053 ea Affecte	* * ed : 30%	1		
Thermoplastic	75%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2026	\$43,000	5	\$100	
Ground Grounding Devices Not Accessible	100%							
ighting Interior Lighting Fluorescent	-		res, Extent : Mode out The Building	2028 rate, Are	\$204,200 a Affected : 100%	10	\$9,900	
Egress Lighting								
Emergency, Battery	50%			2023	\$8,400	10	\$1,300	
Exit, Battery	50%			2023	\$7,100	10	\$400	
Exterior Lighting HID No Component	50% 50%			2028	\$23,500	10		
larm								
Security System No Component	70%							
Generic	Location	: Lobby, V	Extent : Moderate, A Vaiting Room And V Surveillance Can	Outside	\$11,300 ected : 100%	1	\$1,200	
Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total		Estimated Cost		Estimated Cost		Estimated Cost	Priorit

Heating

Heati						
E	Energy Source					
	Natural Gas	100%	2038	* *	1	
_						

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.

Asset # : 13692

Mechanical		Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)		Estimated Cost		Estimated Cost	Priority
Ieating				4			
Conversion Equipment							
Steam Boiler	100%		2041	* *	1	\$10,700	
	Location	servation, Extent : Light, Arec 1 : Basement tion : 1 Boiler	Affected	! : 100%			
Distribution							
Steam Piping/Pump	100%		2028	\$51,500			
Terminal Devices Convector/Radiator	100%		2026	\$62,300	1	\$3,500	
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Window/Wall Unit	50%		2021	\$12,100	1		
No Component	50%						
Distribution							
Ductwork/Diffusers	15%		LIFE	* *	2	\$2,100	
No Component	85%						
Terminal Devices							
No Component	85%						
Not Accessible	15%						
		servation, Extent : Light, Area n : Basement	Affected	!:0%			
		tion : Air Handling Unit In O	ne Of The	e Locked Rooms. It	Serves 7	The Offices In The	
	Baseme	<i>.</i>					
Heat Rejection							
Heat Rejection Air Cooled Condenser Unit	15%		2028	\$1,800	2	\$1,100	
Air Cooled Condenser	15% Other Ob	servation, Extent : Light, Area	Affected		2	\$1,100	
Air Cooled Condenser	15% Other Ob Location	servation, Extent : Light, Area 1 : Outside, Rear Of The Build	Affected		2	\$1,100	
Air Cooled Condenser	15% Other Ob Location	servation, Extent : Light, Area	Affected		2	\$1,100	
Air Cooled Condenser	15% Other Ob Location	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	Affected		2	\$1,100	
Air Cooled Condenser Unit <u>No Component</u> /entilation	15% Other Ob Location Explana	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	Affected		2	\$1,100	
Air Cooled Condenser Unit <u>No Component</u> /entilation Distribution	15% Other Ob Location Explana 85%	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	Affected ling	1 : 100%			
Air Cooled Condenser Unit <u>No Component</u> /entilation Distribution Ductwork/Diffusers	15% Other Ob Location Explana 85%	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	Affected		2	\$1,100	
Air Cooled Condenser Unit No Component /entilation Distribution Ductwork/Diffusers No Component	15% Other Ob Location Explana 85%	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	Affected ling	1 : 100%			
Air Cooled Condenser Unit No Component /entilation Distribution Ductwork/Diffusers No Component Exhaust Fans	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	**			
Air Cooled Condenser Unit <u>No Component</u> /entilation Distribution Ductwork/Diffusers <u>No Component</u> Exhaust Fans Wall Unit	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	Affected ling	1 : 100%			
Air Cooled Condenser Unit <u>No Component</u> Ventilation Distribution Ductwork/Diffusers <u>No Component</u> Exhaust Fans Wall Unit No Component	15% Other Ob Location Expland 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	**	2-5		
Air Cooled Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	**	2-5		
Air Cooled Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing H/C Water Piping	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	* * \$400	2-5		
Air Cooled Condenser Unit No Component /entilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing H/C Water Piping Brass/Copper	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	**	2-5		
Air Cooled Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing H/C Water Piping Brass/Copper Water Heater	15% Other Ob Location Explana 85% 10% 90% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE 2023 2028	* * \$400 \$86,700	2-5	\$600	
Air Cooled Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired	15% Other Ob Location Explana 85% 10% 90%	servation, Extent : Light, Area n : Outside, Rear Of The Build tion : 1 Unit	LIFE	* * \$400	2-5		
Air Cooled Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers No Component Exhaust Fans Wall Unit No Component Plumbing H/C Water Piping Brass/Copper Water Heater	15% Other Ob Location Explana 85% 10% 90% 10% 90%	servation, Extent : Light, Area 1 : Outside, Rear Of The Build tion : 1 Unit	LIFE 2023 2028	* * \$400 \$86,700	2-5 2 1	\$600	

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

Asset # : 13692

Mechanical	Current Repair	r Future F	Replacement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year E FY		Cycle Estimated Cost (Yrs)	Priority
Plumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	
Fixtures					
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. 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. - FY 2020 Print Date : 16-Sep-2019

Asset Name Address	: STATEN ISLAND SUPREME COURT : 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				

FY 2021 - 2024	FY 2025 - 2030
\$139,400	\$143,100
\$107,300	\$107,000
\$179,300	\$1,065,100
\$99,300	\$857,900
\$230,400	
\$755,600	\$2,173,100
\$139,400	\$143,100
\$385,800	\$2,030,000
\$230,400	
\$755,600	\$2,173,100
	\$107,300 \$179,300 \$99,300 \$230,400 \$755,600 \$139,400 \$385,800 \$230,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$48,200	\$24,100	\$44,500	\$45,400
Importance Code A			\$200	\$6,600
Importance Code B	\$35,800	\$24,100	\$44,300	\$38,800
Importance Code C	\$12,500			
Total	\$48,200	\$24,100	\$44,500	\$45,400



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.

Asset # : 2042

chitecture		Current	Repair	Futur	e Replacement	Μ	laintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	* *	5	\$96,900	
			Extent : Moderate,	Area Affe	ected : 25%			
		: Through						
xx7' 1	Explana	ion : Pigeo	on Netting Missing					
Windows Aluminum	90%			2044	* *	5	\$13,200	
Wood		Now	\$47,300	2044	* *	5 5	\$13,200	
wood	- • · ·		nt : Severe, Area A			5	\$7,500	
			r Has Original Wo					
			ents, Extent : Seve					
		-	r Casement Windo					
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$9,900	
Roof						-	<i>~~,~~</i>	
Metal Panel	85%			2033	* *	10	\$92,100	
Modified Bitumen	5%			2028	\$46,100	10	\$3,000	
Skylight, Metal/Glass	10%			2048	* *	10	\$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
erior								
Floors								
Carpet	20%			2027	\$339,200	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	\$56,500	3	\$2,200	
Interior Walls	407			LIPP	* *			
Cast in Place Concrete	4% 1%	0-2	¢2 700	LIFE LIFE	* *			
Cast in Place Concrete	1,0	° -	\$2,700 Extent : Moderate, 1					
			10-b S Water Infilt					
Coat Ston - T Coat		. 100m D.			* *			
Cast Stone/Terra Cotta	10%			LIFE	* *	F	¢2 200	
Ceramic Tile	3% 5%			2031 LIFE	* *	5	\$2,200	
Masonry: Brick Plaster	3% 10%			LIFE	* *	5	\$2,200	
Plaster	10% 55%			LIFE	* *	5 5	\$2,200 \$12,300	
SGFT/Glazed Masonry	33% 2%			LIFE	* *	5	φ12,500	
	∠ /0			LIFE	* *	5	\$29,900	

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.

Asset # : 2042

Architecture		Current I	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn		0-2	\$64,500	2041	* *	5	\$7,200	
		-	ents, Extent : Mod	erate, Ai	rea Affected : 25%			
		: Basemer		1.00 1	250/			
		ea, Extent : Basemer	: Moderate, Area .	Ајјестеа	: 25%			
		: basemer	11		ىك ىك		#7 000	
AcousTileSusp.Lay-In	5%	N .T	¢ 42 000	2033	* *	5	\$5,800	
Exposed Concrete		Now	\$42,800	LIFE		5	\$900	
	Location	-	Extent : Moderate	, Area A	jjecieu : 10%			
			ent, Extent : Moder	ate Are	a Affected · 10%			
	-	-	t Storage Room	<i>uic</i> , <i>1</i> 17ci	<i>i 11jjecicu</i> : 1070			
Glass: Susp Panels	10%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$10,800	
Plaster	55%			LIFE	* *	5	\$39,700	
Site Enclosure							<i>,</i>	
Fence/Gates								
Iron Picket	100%			2048	* *			
Free Standing Walls								
Concrete Masonry Unit	100%	4+	\$8,600	2038	* *			
		-	ents, Extent : Ligh Along Southeast W					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways	2 5 0 (. .	*-1-0 00	0041	* *			
Cast in Place Concrete	25%	0-2	\$74,300	2041				
		0	ients, Extent : Mod st Area Along Build		00			
	-				**			
Pavers/Stone		Now	\$156,100	2037				
		-	ients, Extent : Seve e Stairs At Schuyler			10r		
			Extent : Severe, A			ier		
	0	: Entrance		i cu Ajjel				
			vere, Area Affected	· 50%				
		: Entrance						
Pavers/Stone	50%			2031	* *			
	5070			2031				

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset # : 2042

Electrical		Current Repair	Future	Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							•
Service Equipment							
Air Circuit Breaker	100%		2048	* *	5	\$300	
		servation, Extent : Moder	rate, Area Affec	eted : 100%			
		n : Electrical Room					
	Explana	tion : Low Voltage Powe	r Circuit Break	er Rated At 4000	Amperes	1	
Switchgear / Switchboard							
Molded Case Bkrs	100%		2054	* *	5	\$1,700	
Raceway							
Conduit	100%		2048	* *	1		
Panelboards							
Molded Case Bkrs	100%		2044	* *	5	\$1,700	
Wiring							
Thermoplastic	100%		2048	* *	1		
Motor Controllers					_	.	
Locally Mounted	100%		2041	* *	5	\$400	
Ground							
Grounding Devices	1000/			ale ale	_	* • • • •	
Generic	100%		LIFE	* *	5	\$900	
Stand-by Power							
Transfer Switches	1000/		2045	* *	1	¢10.400	
Automatic	100%		2045	* *	1	\$19,400	
Lighting							
Interior Lighting	85%		2028	¢1 015 900	10	\$40,200	
Fluorescent			2028 Light Augu Affe	\$1,015,800	10	\$49,300	
	-	s And Fixtures, Extent : 1 1 : Throughout	ligni, Area Ajje	cied : 100%			
Fluorescent	10%		2023	\$119,500	10	\$5,800	
	T-12 Lam	ps And Fixtures, Extent :	Light, Area Af	fected : 100%			
	Location	1 : Throughout					
Incandescent	5%		2023	\$59,800	2	\$100	
Egress Lighting				,			
Emergency, Service	50%		2033	* *	1		
Exit, Service	50%		2033	* *	1		
Exterior Lighting							
HID	100%		2033	* *	10	\$200	
Lightning Protection						· · ·	
Arresters/Cabling							
Generic	100%		2043	* *	5	\$1,900	
Alarm							
Security System							
No Component	50%						
Generic	50%		2033	* *	1	\$11,800	
		servation, Extent : Moder		eted : 100%		,	
	Location	n : Hallways And Outside	2				
	Explana	tion : CCTV Surveillance	e Cameras				

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.

Asset # : 2042

lectrical		Current F	Repair	Futur	e Replacement	Μ	laintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
arm Fire/Smoke Detection No Component Generic, Analog	Location	: Through	xtent : Moderate, . out The Building e Lights Manual 1		* * ccted : 100% on, Horns And Smo	1-3 oke Deter	\$28,100	
	Enprana		0					
echanical		Current F	Repair	Futur	e Replacement	M	aintenance	
zstem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ating Energy Source Plant Campus Steam / PRV	100%			2038	* *	1		
	Location	: Basemen						
	Explana	tion : Stean	n Provided From A	ldjacent l	Borough Hall Build	ding		
Distribution Steam Piping/Pump	100%			2038	* *			
Terminal Devices Convector/Radiator	100%			2026	\$364,500	1	\$20,400	
r Conditioning Energy Source Electricity	100%			2036	* *	1		
Conversion Equipment Window/Wall Unit No Component	70% 30%			2023	\$99,300	1		
Distribution Ductwork/Diffusers No Component	30% 70%			LIFE	* *	2	\$24,700	
Terminal Devices Air Handler/Dir Expansion	30%			2033	* *	1		
	Location	t : Attic, Me tion : 5 Uni	xtent : Light, Area zzanine And Corr ts In Attic. 3 Units	ections A		e Correc	ctions Area	
No Component	70%							
Heat Rejection Air Cooled Condenser Unit	30%			2028	\$28,800	2	\$13,200	
	Other Obs	ervation, E	xtent : Light, Area	Affected	: 100%			
		t : Roof And tion : 3 Uni	l Cortyard ts In Couryard. 8	Units On	The Roof.			

Ventilation

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.

Asset # : 2042

Mechanical	Cu	rrent Repair	Futur	e Replacement	Μ	aintenance	
System Component Type		l Date Estimated Cost ears)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
entilation							
Distribution							
Ductwork/Diffusers	30%		LIFE	* *	2-5	\$10,600	
No Component	70%						
Exhaust Fans	200/		2020	¢ 40, 400	2	¢ 400	
Interior	20%		2028	\$48,400	2	\$400 \$200	
Roof Wall Unit	10% 1%		2028 2028	\$11,300 \$200	2 2	\$200	
wan Onit		tion, Extent : Light, Are			Z		
		orrections Area Water N					
	Explanation		num servi	le Room			
No Component	69%	1 0mil.					
umbing	0970						
H/C Water Piping							
Brass/Copper	70%		2028	\$355,300	1		
11	Other Observa	tion, Extent : Moderate	, Area Affe				
	Location : Th						
	Explanation	Domestic Hot Water F	Provided F	rom Adjacent Bord	ough Hal	l Building.	
Galvanized Steel	30%		2026	\$89,600	1		
Water Heater				+)			
Electric	1%		2026	\$600	4		
	Other Observa	tion, Extent : Light, Are	ea Affected	: 100%			
	Location : At	tic					
	Explanation	: 1 Small Unit Serving (One Bathro	oom Only.			
No Component	99%						
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	99%		LIFE	* *	1		
Cast Iron	1% N			* *	1		
		nt : Moderate, Area Affe					
		sement Custodian Supp	-				
		tion, Extent : Moderate					
		sement Custodian Supp	-				
D. 10	Explanation	Cracked And Leaky Pi	ipe - 10 LF				
Backflow Preventer Generic	100%		2033	* *	1	\$2,000	
Generic		tion, Extent : Light, Are		• 100%	1	\$3,900	
		orrections Area Water N					
		2 Water Main Services			r		
Fixtures	Explanation	2 // 2007 1/12/1/ 50/ //00	, , , , , , , , , , , , , , , , , , ,				
Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observa	tion, Extent : Light, Are		: 100%			
		sement To 3rd Floor					
	Explanation	· 2 Units					

Estimates are rounded to the nearest hundred dollars.

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

Asset # : 2042

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$31,900	
Sprinkler						
No Component	75%					
Generic	25%	2038	* *	1-2	\$4,400	
	Other Observation, Extent : Light, 2	Area Affected : 100	%			
	Location : Basement					
	Explanation : Sprinkler System O	nly In Basement.				

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Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: SUN BUILDING		
Address	: 280 BROADWAY BTWN: CHAMBER	S 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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$3,656,500	\$5,919,800
Importance Code A	\$471,700	\$1,574,400
Importance Code B	\$2,275,400	\$4,204,200
Importance Code C	\$909,400	\$141,200
Total	\$3,656,500	\$5,919,800

Importance Code B Importance Code C	\$539,500 \$15,500	\$149,100	\$243,300	\$204,600
Total Importance Code A	\$616,700 \$61,700	\$149,100	\$254,200 \$10,900	\$204,600
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Site Pavements	\$11,700			
Mechanical	\$158,900	\$81,700	\$163,400	\$69,400
Electrical	\$48,900	\$25,900	\$31,000	\$27,700
Interior Architecture	\$294,100		\$11,000	\$66,100
Exterior Architecture	\$61,700		\$7,400	
EXPENSE Exterior Architecture	FY 2021 \$61,700	FY 2022	FY 2023 \$7,400	FY 2



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.

SUN BUILDING

Asset # : 2055

rchitecture	Current Repair	Future	Replacement	M	laintenance	
rstem Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior						
Exterior Walls						
Cast Iron	3% 0-2 Corrosion/Rusting, Extent : Location : Storefront Faca Deteriorated Finish, Extent Location : Storefront Faca	ides : Moderate, Area Affe				
Copper/Terne	8% Now	\$86,900 2050	* *			
	Deformed/Dented, Extent : 1 Location : Courtyard Face Other Observation, Extent : Location : 6th And 7th Flo	ade Light, Area Affected				
	Explanation : Located In 1	nterior Courtyard				
Fiberglass Panel	2% Other Observation, Extent : Location : Throughout			5	\$14,900	
	Explanation : Repairs In F		Does Not Allow C			
Masonry: Brick	10% Repairs in Progress, Extent Location : Throughout Sidewalk Shed in Use, Exten Location : Throughout		! : 100%	5	\$39,600	
Masonry: Marble	71%	LIFE	* *	5	\$211,100	
	Sidewalk Shed in Use, Exter Location : Above Storefron Other Observation, Extent : Location : Throughout Explanation : Repairs In F	nt, All Facades Light, Area Affected	: 100%	Dbservati	ons	
Metal Panel	3%	2050	* *	5-10	\$40,900	
	Deformed/Dented, Extent : I Location : Interior Courty Other Observation, Extent : Location : Reade Street El Explanation : Basement W	Light, Area Affected : ard Light, Area Affected 'evation		-		
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 S Air Infiltration, Extent : Mod Location : Throughout Dry Rot/Decay, Extent : Mo			5	\$282,100	
	Location : Window Casing	gs - Exterior Facades				
	Paint Peeling, Extent : Mod Location : Throughout	erate, Area Affected :	33%			

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.

SUN BUILDING

Asset # : 2055

chitecture		Current	Repair	Futur	e Replacemen	nt	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	ost	Cycle (Yrs)	Estimated Cost	Priorit
erior				-					
Parapets									
Masonry: Brick	10%			LIFE		* *	5-10	\$8,300	
	-	-	Extent : Light, Are	a Affecte	d : 100%				
		1 : Through							
			y, Extent : Light, Ar	ea Affect	ted : 100%				
		1 : Through		166	. 1000/				
		ervation, 1 : Through	Extent : Light, Area	Ajjeciea	: 100%				
		-	irs In Progress, Sc	affolding	Does Not Allo		hsarvati	0.000	
Metal Cornice	15%	_	113 111 1 10gress, SC	2065		* *	10		
Wetar Connice			Extent : Light, Are			•	10	\$5,900	
		i : Through		u Mjecie	u . 10070				
		-	Extent : Light, Area	Affected	· 100%				
		i : Through	-	19900000	. 10070				
		-	irs In Progress, Sc	affolding	Does Not Allo	w O	bservatio	ons	
Metal Panel	5%	-	0 /	2050		* *	5	\$2,300	
	-		Extent : Light, Are		d : 100%		U	\$2,000	
		i : Through							
Metal Rail	60%			2043	•	* *	5-10	\$131,300	
Metal Rail	10%			2035	:	* *	5-10	\$21,900	
	Repairs in	Progress,	Extent : Light, Are	a Affecte	d : 100%				
	Location	i : Through	out						
Roof									
Copper/Terne	15%			2045		* *	10	\$34,200	
			Extent : Light, Are	a Affecte	d : 100%				
	Location	i : Through	out						
Modified Bitumen	75%			2030	\$1,066,8	00	10	\$68,300	
			Extent : Light, Area	Affected	1 : 100%				
		i : Through							
			ir In Progress						
Skylight, Metal/Glass		Now	\$77,400	2050		* *			
			Extent : Moderate, 2	4rea Affe	cted : 5%				
	Location	ı : Stair On	7th Floor						
Soffits	1000/								
Not Accessible	100% Other Ob		Extant · Light Augo	Affected	1 . 00/				
	Location		Extent : Light, Area	Ајјестеа	. 070				
			olding Does Not A	llow Obe	ervation				
erior	prana		2 3 65 1 67 1						

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.

SUN BUILDING

Asset # : 2055

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Floors	2004		**	••••	¢1 000 100	2	¢100 100	
Carpet	Punct/Tea Location Staining/L	: Offices A Discoloring,	\$258,600 amage, Extent : M It 3rd And 4th Floo Extent : Severe, A It 3rd And 4th Floo	ors Frea Affec		3	\$132,100	
Cast in Place Concrete	10%	Now	\$158,000	LIFE	* *	5	\$96,300	
	Location Cracking/	: Sub-base Crumbling,	ents, Extent : Mod ement / Basement Extent : Moderate ement / Basement					
Ceramic Tile	5%			2033	* *	5	\$22,000	
Marble Panels	5%	0-2	\$229,400	LIFE	* *	5	\$16,500	
	-	-	Extent : Moderate r Corridors And Lo	-	ffected : 10%			
Terrazzo	15%			LIFE	* *	5	\$103,200	
Vinyl Tile	Uneven Si Location Worn/Ero	: Offices A ded, Extent	\$344,600 Stent : Moderate, A It 3rd And 4th Floo : Moderate, Area It 3rd And 4th Floo	or Affected		3	\$66,100	
Wood	5% Deteriora	2-4 ted Finish,	\$41,800 Extent : Moderate, n 3rd Floor	2045	* * fected : 5%	5	\$20,600	
Interior Walls								
Cast in Place Concrete	Loose/Del Location Water Per Location Other Obs Location	: Chiller F petration, E : Sidewalk pervation, E : Sidewalk	xtent : Moderate, 2	rage Area Affe Area Affe	cted : 25%			
Glazed Ceramic Panel	20%		Sion On Sieer Col	LIFE	* *	10	\$70,600	
Gypsum Board	2078 60%			LIFE	* *	5-10	\$400,000	
Masonry: Brick	10%	Now	\$351,700	LIFE	* *	5 10	φ 100,000	
	Location Water Per	: Basemen etration, E	eere, Area Affected at, Steam Room, Sid xtent : Moderate, A at, Steam Room, Sid	dewalk V 4rea Affe	cted : 10%			
	50/2	Now	\$9,000	LIFE	* *	5	\$5,900	
Plaster	Water Per	etration, E	xtent : Severe, Are the Corridor Outside	a Affecte		-	<i>40,900</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.

SUN BUILDING

Asset # : 2055

Architecture	Current Repair	Future Re	placement	М	aintenance	
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Ceilings				_		
AcousTile, Adhered	15%	2035	* *	5	\$66,100	
AcousTileSusp.Lay-In	55% Staining/Discoloring, Extent :	2035 Light Area Affected :		5	\$242,200	
	Location : Offices At 3rd An		570			
Exposed Concrete		81,500 LIFE	* *	5	\$6,900	
Exposed Concrete	Cracking/Crumbling, Extent :		ed : 5%	5	\$0,900	
	Location : Basement	, 55				
	Loose/Delam Surface, Extent	: Severe, Area Affected	: 10%			
	Location : Chiller Room					
Masonry:Vault Struct		92,700 LIFE	* *			
	Jnt Mortar Miss/Erod, Extent		: 10%			
	Location : Vault Under Side					
	Loose Units, Extent : Severe, 2 Location : Vault Under Side	00				
	Water Penetration, Extent : M		. 200/			
	Location : Sidewalk Vault -		. 2070			
Plaster		19,900 LIFE	* *	5	\$41,300	
Taster	Water Penetration, Extent : Se		%	5	\$71,500	
	Location : Basement Corrido					
te Pavements						
Public Sidewalk						
Cast in Place Concrete		511,700 2043	**			
	Cracking/Crumbling, Extent : Location : Throughout	Moderate, Area Affecte	ed : 15%			
Parking/Driveway	Locution . Introughout					
Cast in Place Concrete	100%	2043	* *			
	10070	2013				
lectrical	Current Repair	Future Re	placement	М	aintenance	
ystem	% of Fail Date Estima	ted Cost Vear Est	imated Cost	Cycle	Estimated Cost	Priorit
Commonweat				(17)		
Component Type	Total (Years)	FY FY		(Yrs)		
Туре				(Yrs)		
Type nder 600 Volts				(Yrs)		
Туре			* *	(Yrs) 5	\$1,300	
Type nder 600 Volts Service Equipment	Total (Years) 100% <i>Other Observation, Extent : L</i>	FY 2050	* *		\$1,300	
Type nder 600 Volts Service Equipment	Total (Years) 100% Other Observation, Extent : L. Location : Electrical Room	FY 2050 ight, Area Affected : 10	* *	5		
Type nder 600 Volts Service Equipment	Total (Years) 100% Other Observation, Extent : L Location : Electrical Room Explanation : One 4,000 Am	FY 2050 ight, Area Affected : 10	* *	5		
Type nder 600 Volts Service Equipment Fused Disc Sw	Total (Years) 100% Other Observation, Extent : L. Location : Electrical Room	FY 2050 ight, Area Affected : 10	* *	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Transformers	Total (Years) 100% Other Observation, Extent : L. Location : Electrical Room Explanation : One 4,000 Am Disconnect Switch.	FY 2050 ight, Area Affected : 10 apere, One 2,000 Amper	* *	5 500 Ampo	ere Main	
Type nder 600 Volts Service Equipment Fused Disc Sw	Total (Years) 100% Other Observation, Extent : L Location : Electrical Room Explanation : One 4,000 Am	FY 2050 ight, Area Affected : 10 opere, One 2,000 Amper 2043	* * 0% re And One 1,0 * *	5		
Type nder 600 Volts Service Equipment Fused Disc Sw Transformers	Total (Years) 100% Other Observation, Extent : L. Location : Electrical Room Explanation : One 4,000 Am Disconnect Switch. 100%	FY 2050 ight, Area Affected : 10 apere, One 2,000 Amper 2043 ight, Area Affected : 10	* * 0% re And One 1,0 * *	5 500 Ampo	ere Main	
Type nder 600 Volts Service Equipment Fused Disc Sw Transformers	Total(Years)100%Other Observation, Extent : L.Location : Electrical RoomExplanation : One 4,000 AmDisconnect Switch.100%Other Observation, Extent : L.	FY 2050 ight, Area Affected : 10 opere, One 2,000 Amper 2043 ight, Area Affected : 10 n	* * 0% re And One 1,0 * * 0%	5 600 Ampo 5	ere Main \$1,100	
Type nder 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type Switchgear / Switchboard	Total(Years)100%Other Observation, Extent : LLocation : Electrical RoomExplanation : One 4,000 AmDisconnect Switch.100%Other Observation, Extent : LLocation : Mechanical RoomExplanation : Three 45 Kilor	FY 2050 ight, Area Affected : 10 opere, One 2,000 Amper 2043 ight, Area Affected : 10 n volt-amperes 208 High	** 0% re And One 1,0 ** 0% Voltage - 208.	5 600 Ampo 5 /120 Low	ere Main \$1,100 • Voltage	
Type nder 600 Volts Service Equipment Fused Disc Sw Transformers Dry Type	Total(Years)100%Other Observation, Extent : Lecation : Electrical RoomExplanation : One 4,000 AmDisconnect Switch.100%Other Observation, Extent : Lecation : Mechanical Room	FY 2050 ight, Area Affected : 10 opere, One 2,000 Amper 2043 ight, Area Affected : 10 n	* * 0% re And One 1,0 * * 0%	5 600 Ampo 5	ere Main \$1,100	

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SUN BUILDING Asset # : 2055

		A5561 # . 2							
lectrical		Current Repair	Futur	e Replacement	Μ	Maintenance			
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Prior		
nder 600 Volts									
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	30%		2043	* *					
Drive									
	Other Obse	ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Engineers Office							
	Explanati	on : Most Of The Controller	s Are Mo	nitored By Buildin	g Manag	ement System			
round									
Grounding Devices									
Not Accessible	100%								
tand-by Power									
Transfer Switches									
Automatic	100%		2043	* *	1	\$90,500			
Generators									
Diesel	100%		2039	* *	1	\$113,900			
	Other Obse	ervation, Extent : Light, Area	Affected	: 100%					
	Location	: Generator Room Sub-baser	nent						
	Explanati	ion : One 450 Kilowatt							
Batteries									
Lead/Acid	100%		2024	\$1,700	5	\$10,900			
Fuel Storage									
Day Tank	50%		2046	* *	5	\$27,300			
-	Other Obse	ervation, Extent : Light, Area	Affected	! : 100%					
	Location	: Generator Room Sub-baser	nent						
	Explanati	ion : The Tank Capacity Is 12	25 Gallor	<i>15</i> .					
Main Tank	50%	* ·	2058	* *	5	\$4,300			
		ervation, Extent : Moderate, 1		ected : 100%	-	\$ 1,500			
		: Sub-basement							
		ion : The Tank Is Rated 550 (Gallons						
ighting	влриании	577 . The Tunn 15 Raied 550 (sanons.						

Lighting

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.

SUN BUILDING

Asset # : 2055

lectrical		Current Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
ghting							
Interior Lighting							
Fluorescent	80%		2035	* *	10	\$215,900	
		rvation, Extent : Light, Area	Affected	: 100%			
	Location	: Throughout The Building					
	Explanati	on : T-8 Lamps					
Fluorescent	10%		2035	* *	10	\$27,000	
	-	luorescent Light, Extent : Lig : Lobby And Hallways	ght, Area	Affected : 100%			
LED	10%		2038	* *			
		rvation, Extent : Light, Area		: 100%			
	Location	-					
		on : New LED Lights Have I	Reen Inst	alled In The Garac	e Area		
Egress Lighting	Блрійний	on . New LED Lights Have I	been man	uneu în îne Gurug	<i>c 11 cu.</i>		
Emergency, Service	60%		2035	* *	1		
Exit, LED	40%		2055	* *	1		
	4070		2038		1		
Exterior Lighting HID	100%		2035	* *	10	\$900	
	10070		2033		10	\$900	
arm							
Security System	050/						
No Component	95%		2025	* *	1	¢5,500	
Generic	5%		2035		1	\$5,500	
Fire/Smoke Detection	700/						
No Component	70%		2025	ماد ماد	1.0	* - 1 1 0 0	
Generic, Digital	30%		2035	* *	1-3	\$54,400	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
ystem	% of		X 7		C 1	Estimated Cost	Prior
Component	/0 01	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	11101
Component	Total	(Years)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	11101
Component Type				Estimated Cost	•	Estimated Cost	11101
Component Type eating				Estimated Cost	•	Estimated Cost	11101
Component Type eating Energy Source	Total		FY		(Yrs)	Estimated Cost	11101
Component Type eating Energy Source Utility Steam	Total 98%		FY 2050	* *	(Yrs)	Estimated Cost	
Component Type eating Energy Source Utility Steam Electricity	Total		FY		(Yrs)	Estimated Cost	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment	Total 98% 2%		FY 2050 2050	* * * *	(Yrs)		
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell &	Total 98% 2%		FY 2050	* *	(Yrs)		
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube	Total 98% 2% 2%		FY 2050 2050 2039	* * * * * *	(Yrs)		
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing	Total 98% 2%		FY 2050 2050	* * * *	(Yrs)	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam	Total 98% 2% 2%		FY 2050 2050 2039	* * * * * *	(Yrs)		
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution	Total 98% 2% 2 60% 40%		FY 2050 2050 2039 2033	** ** **	(¥rs)	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Total 98% 2% & 60% 40% 80%	(Years)	FY 2050 2050 2039 2033 2046	** ** **	(¥rs) 1 1 5 4	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution	Total 98% 2% 2% 2% 40% 80% 10%	(Years)	FY 2050 2039 2033 2046 2046	** ** **	(¥rs)	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Total 98% 2% 2% 2% 40% 80% 10% Broken, Ex.	(Years) Now \$4,900 tent : Severe, Area Affected :	FY 2050 2039 2033 2046 2046	** ** **	(¥rs) 1 1 5 4	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Total 98% 2% 2% 2% 40% 80% 10% Broken, Ex.	(Years)	FY 2050 2039 2033 2046 2046	** ** **	(¥rs) 1 1 5 4	\$7,000	
Component Type eating Energy Source Utility Steam Electricity Conversion Equipment Heat Exchanger, Shell & Tube Pres. Reducing Valve/LP Steam Distribution Hot Wtr Piping/Pump	Total 98% 2% 2% 2% 40% 80% 10% Broken, Ex.	(Years) Now \$4,900 tent : Severe, Area Affected :	FY 2050 2039 2033 2046 2046	** ** **	(¥rs) 1 1 5 4	\$7,000	

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

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

SUN BUILDING

Asset # : 2055

Mechanical		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estim (Years)	ated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating	•							
Terminal Devices								
Unit Heater - Steam	2%			2035	* *	4	\$500	
No Component	80%							
		servation, Extent : .	0	Affected	: 0%			
	Location	i : Throughout The	Building					
		tion : Fan Coil Un ir Conditioning	its At Each	Window	Provide Heating A	and Cool	ing - Covered	
No Component	18%							
	Other Ob.	servation, Extent :	Light, Area .	Affected	: 0%			
	Location	n : Mechanical Roo	oms On Each	ı Floor				
	Explana	tion : Air Handlers	Are Covere	ed Under	r Air Conditioning	System		
ir Conditioning								
Energy Source				• • • •	. ·	-		
Electricity	100%			2046	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller				2033	* *	1	\$318,400	
		efrigerant, Extent :	Light, Area	Affected	d : 100%			
		n : Basement						
		servation, Extent :	Light, Area .	Affected	: 100%			
		n : Basement						
	Explana	tion : 2 Units						
Distribution								
CW & CHW Wtr	100%			2050	* *	4	\$21,800	
Pipe/Pump								
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	
entilation								
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	
umbing								
H/C Water Piping								
Brass/Copper	25%			2040	* *	1		
Galvanized Steel	75%			2035	* *	1		
Water Heater								
Electric	100%			2025	\$279,200	4	\$2,600	
		servation, Extent :	Light, Area .	Affected	: 100%			
		n : Basement						
	Explana	tion : Multiple Uni	ts Range Fr	om 6 To	50 Gallons Each.			
HW Heat Exchanger								
No Component	80%							
No Component	20%							

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

SUN BUILDING

Asset	#	•	2055
A3301		•	2000

Mechanical		Current Repair	Futu	re Replacement	Μ	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	90%		LIFE	* *	1		
Cast Iron	10%	+ -)	LIFE	* *	1		
		ent : Severe, Area Affected :	10%				
	Location :	Basement					
Sump Pump(s)							
Submersible	100%		2023	\$10,700	4	\$9,300	
Backflow Preventer							
Generic	100%		2030	\$80,600	1	\$18,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
		rvation, Extent : Light, Area	00				
		Freight Unit From Sub-bas	ement to	8th Floor, Passen	ger Unit	From 1st to 7th	
	Floor		D	TT ·/			
D : <u>a</u> :	Explanatio	on : One Freight Unit And 5	Passeng	ger Units			
Fire Suppression							
Standpipe Generic	100%		2050	* *	15	¢140.200	
	100%		2050		1-5	\$148,300	
Sprinkler	1009/		2050	* *	1.0	¢0 2 400	
Generic	100%		2050	* *	1-2	\$82,400	
Fire Pump	1000/		2020	* *	1	#54 000	
Generic	100%		2039	* *	1	\$54,900	

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.

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name Address	SURROGATE'S COURT MUNICIPAL ARCHIVES 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 LAN	DMARK
Areas Surveyed	Basement, Sub Basement, Roof, Floors 1,5,7,8,Mez	
Block	153 Lot : 24 BIN : 1001670	

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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
Total	\$7,393,800	\$9,142,800
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
Total	\$7,393,800	\$9,142,800

Total	\$288,100	\$83,300	\$112,600	\$117,400
Importance Code C	\$20,000			\$11,000
Importance Code B	\$244,000	\$83,300	\$107,800	\$106,400
Importance Code A	\$24,100		\$4,800	
Total	\$288,100	\$83,300	\$112,600	\$117,400
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Site Pavements	\$30,700			
Mechanical	\$71,800	\$35,900	\$44,500	\$39,600
Electrical	\$55,500	\$7,900	\$10,000	\$12,200
Interior Architecture	\$66,500		\$18,600	\$26,200
Exterior Architecture	\$24,100			
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024



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.

Asset # : 2052

	A3501#.2					
chitecture	Current Repair	Future Replace	ment	М	aintenance	
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Prior
erior						
Exterior Walls						
Copper/Terne	5%	2065	* *	10	\$29,400	
	Other Observation, Extent : Light, Area	n Affected : 100%				
	Location : At 7th Floor					
	Explanation : Copper Detailing Is At					
Masonry: Granite	72% 0-2 \$501,100	LIFE	* *	5	\$135,400	
	Jnt Mortar Miss/Erod, Extent : Modera	•••	5%			
	Location : Decorative Elements - Inter	•				
	Recent Repair Evident, Extent : Light, A	Area Affected : 85%				
	Location : All Exterior Facades		• • •			
	Staining/Discoloring, Extent : Moderate	e, Area Affected : 13	%			
	Location : Interior Courtyard					
Masonry: Granite	23%	LIFE	* *	5	\$86,500	
Windows		2055	ىك بك	-	#222 200	
Wood	100% Now \$2,875,300	2055	* *	5	\$332,300	
	Air Infiltration, Extent : Moderate, Area	a Affected : 100%				
	Location : Throughout.	4 America Affected - 1 - 2	=0/			
	Broken/Missing Elements, Extent : Ligh Location : Various Locations	ii, Area Affectea : 2.	0%0			
		Away Affected , 10	∩0∕			
	Deteriorated Finish, Extent : Moderate, Location : Throughout.	, Area Ajjeciea : 100	170			
	Thermally Inefficient, Extent : Moderate	a Area Affacted . 11	100/			
	Location : Throughout.	e, Area Affectea . To	1070			
	Caulking Deteriorated, Extent : Moderd	ate Area Affected :	1000/2			
	Location : Throughout.	ие, лгеи лујесиеи .	10070			
Parapets	2004/00/11/10/04/2004/04					
Parapets Masonry: Granite		LIFE	* *	5-10	\$82,900	
Masonry: Granite	40%	LIFE 2040	* *	5-10 5	\$82,900 \$34,900	
Masonry: Granite Metal Panel		LIFE 2040		5-10 5	\$82,900 \$34,900	
Masonry: Granite	40%					
Masonry: Granite Metal Panel Roof	40% 60%	2040 2058	* *			
Masonry: Granite Metal Panel Roof	40% 60% 5% Now \$2,200	2040 2058	* *			
Masonry: Granite Metal Panel Roof	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A	2040 2058 rate, Area Affected : Area Affected : 10%	* * * * 16%			
Masonry: Granite Metal Panel Roof	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice	2040 2058 rate, Area Affected : Area Affected : 10%	* * * * 16%			
Masonry: Granite Metal Panel Roof	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A	2040 2058 rate, Area Affected : Area Affected : 10%	* * * * 16%			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, 2 Location : 5th Floor Courtrooms From	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A	2040 2058 vate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25%	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area Location : 7th Floor Records Room	2040 2058 vate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25%	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area	2040 2058 vate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25%	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area Location : 7th Floor Records Room	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25%	* * 16% * *			
Masonry: Granite Metal Panel Roof Copper/Terne Metal Panel	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area Location : 7th Floor Records Room Explanation : Dormer Windows 30% 2-4 \$4,200 Blisters, Extent : Moderate, Area Affect	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% a Affected : 100%	** ** 16% **			
Masonry: Granite Metal Panel Roof Copper/Terne Metal Panel	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms Fron 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area Location : 7th Floor Records Room Explanation : Dormer Windows 30% 2-4 \$4,200	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% a Affected : 100%	** ** 16% **			
Masonry: Granite Metal Panel Roof Copper/Terne Metal Panel	40% 60% 5% Now \$2,200 Gut/DS Non Func/Miss, Extent : Moder Location : 6th Floor Cornice Water Penetration, Extent : Moderate, A Location : 5th Floor Courtrooms From 3% Now \$1,800 Water Penetration, Extent : Moderate, A Location : 7th Floor Throughout Other Observation, Extent : Light, Area Location : 7th Floor Records Room Explanation : Dormer Windows 30% 2-4 \$4,200 Blisters, Extent : Moderate, Area Affect	2040 2058 rate, Area Affected : Area Affected : 10% m 6th Floor Cornice 2043 Area Affected : 25% a Affected : 100%	** ** 16% **			

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.

Asset # : 2052

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								
Soffits								
Masonry: Granite	70%			LIFE	* *	5		
Pre-Cast Concrete	30%			LIFE	* *	5		
Interior								
Floors								
Carpet		Now	\$44,400	2026	\$222,200	3	\$22,700	
	-		Extent : Moderate, Thamber 510	Area Afj	fected : 15%			
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	
			xtent : Light, Area Floor Lobbies	Affected	: 100%			
Marble Panels	15%	2-4	\$236,500	LIFE	* *	5	\$34,000	
			xtent : Light, Area ads, Various Locat	00	: 100%			
			: Moderate, Area A ads, Various Locat	00	: 15%			
Terrazzo	15%	2-4	\$121,400	LIFE	* *	5	\$35,500	
		l Cracks, E. : 8th Floor	xtent : Light, Area	Affected	: 5%	-		
Vinyl Tile	15%			2038	* *	3	\$17,000	

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

Asset # : 2052

Architecture		Current Rep	pair	Futur	e Replacement	M	laintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Interior Walls								
Ceramic Tile	3%			2039	* *	5	\$22,000	
Masonry: Brick	10%		\$411,900	LIFE	* *			
			xtent : Modera		Affected : 10%			
			Vall Along Cent		1 2007			
			nt : Moderate, A		cted : 20%			
		Basement W	Vall Along Cent					
Metal Panel	5%			LIFE	**	10	\$16,500	
			xtent : Modera		Affected : 20%			
			overs Througho		1 2007			
			nt : Moderate, .		cted : 20%			
			overs Througho					
				~ ~	ed And Not Instal	led		
Marble Panels	13%		\$1,051,100	LIFE	**			
		0			ea Affected : 15%			
					Offices, Judges Ch	ambers.		
	0	0	tent : Moderate	v		. 7	7	
					st Floor And Base			
Plaster	17%		\$97,400	LIFE	* *	5	\$37,500	
	-	-	tent : Moderate	-				
			-		loor Mezzanine A	rchive		
			nt : Moderate, 2			1.		
		/th Floor St	orage Ana 1011		Floor Mezzanine A			
Plaster	52%			LIFE	* *	5-10	\$324,800	
Ceilings	50/	4.	\$5.500	2025	* *	-	¢12 000	
AcousTile,Adhered	5% Buch an (Min	4+	\$5,500	2035		5	\$13,000	
		-		erate, Ar	ea Affected : 2%			
		1st Floor O <u>j</u>	ljice					
AcousTileSusp.Lay-In	5%			2043	* *	5	\$25,900	
Mosaic Tile	5%			LIFE	* *	1		
			nt : Light, Area	Affected	: 5%			
			levator Lobby					
-			epair, Scaffoldi	-				
Plaster	20%		\$35,100	LIFE	* *	5	\$64,800	
			nt : Moderate, A		cted : 5%			
			ourt Room Ceil	ing				
Plaster	55%		\$215,200	LIFE	* *	5	\$178,200	
		0	s, Extent : Seve	re, Area	<i>Affected : 20%</i>			
		Sub-baseme	-					
	Water Pene	tration, Exter	nt : Moderate, 2	4rea Affe	cted : 15%			
	. .	a 1 b 2						
	Location :	7th Floor St	torage And Toil	ets				

Site Enclosure

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.

Asset # : 2052

ystem Component Type ite Enclosure Fence/Gates	% of Total		Estimated Cost	Vear	Estimated Cost	G I		
Fence/Gates		(Years)		FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				-				-
	1000/			2050	* *			
Iron Picket	100%	nd Finich	Extent : Light, Are	2050 a Affecto				
		: Through	Q	u Ajječie	<i>a</i> . 1070			
Retaining Walls	Locuiton	. Iniough						
Masonry: Fieldstone	100%			2040	* *			
5	Other Obse	ervation, E	xtent : Light, Area	Affected	: 100%			
	Location	: Area Wa	ys Throughout					
	Explanati	ion : Mate	rial Is Granite					
te Pavements								
Public Sidewalk	1000/				* *			
Cast in Place Concrete	100%		\$27,200	2035				
	-	-	Extent : Moderate Reade Streets	, Area Aj	ffected : 15%			
On-Site Walkways	Locution	. Eik Anu	Redue Streets					
Masonry: Granite	100%	Now	\$3,500	LIFE	* *			
Masonry. Granice			l, Extent : Moderal		Affected : 20%			
		: Entrance		0, 11, 00, 1	<i>1yyeered</i> : 2 <i>0y0</i>			
Electrical		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priorit
Туре	Total	(Years)		FY		(Yrs)		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	70%			2030	\$63,300	5	\$600	
			xtent : Light, Area		: 100%			
			ement Electrical Ro					
	Explanati Conditior		e Are Two 2,000 Ar	npere Ma	ain Disconnect Swi	itches In	Satisfactory	
	<u>30%</u>	1.		2020	¢ 27 100	5	¢200	
Fused Disc Sw		ervation E	xtent : Light, Area	2030	\$27,100 1 · 100%	5	\$300	
				лујестеи	. 100/0			
				ere Mai	n Disconnect Switc	h In Sati	sfactory	
	Condition		15 One 1,000 Imp	<i>ci e 111uii</i>	i Bisconneer Sinne	n in Sun	sjuerory	
Transformers								
Dry Type	100%			2035	* *	5	\$700	
Switchgear / Switchboard								
Fused Knife Sw	20%	Now	\$78,700	2060		5	\$100	
			xtent : Light, Area	Affected	: 100%			
		: Sub-base		auinmar	+			
Paceway	Explanati	on : Obso	lete Switchboard E	quipmen				
Raceway Conduit	10%			2050	* *	1		
	10% 90%			2030	\$403,900	1		
Dry Type Switchgear / Switchboard Fused Disc Sw	Explanation Condition 100% 80%	ion : There 1.		2035 2030	n Disconnect Switc * * \$314,800 * *	5	\$700 \$700	

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.

Asset # : 2052

		ISSEL # : 2052				
Electrical	Current Rep	air Futi	ure Replacement	M	laintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Inder 600 Volts						
Panelboards						
Fused Disc Sw	5%	2029		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 Insulation Aged, Extent : Location : Throughout	\$553,100 2055 Light, Area Affected :		1		
Thermoplastic	20%	2050	* *	1		
Motor Controllers						
Locally Mounted	30% 4+	\$12,900 2028	\$\$258,200	5	\$200	
	Cracked Case, Extent : N	Aoderate, Area Affecte	d : 20%			
	Location : Roof					
Motor Control Center	65%	2028	\$529,800	5	\$3,600	
Variable Frequency	5%	2047	**			
Drive	Other Observation, Exte Location : Custodian E Explanation : All Cont.	Ingineer Office		nt Svstem		
Ground	1		0 0	,		
Grounding Devices						
Generic	100%	LIFE	**	5	\$5,900	
lighting						
Interior Lighting						
Fluorescent	53% Other Observation, Exte Location : Throughout Explanation : Lamp T-	The Building	. , ,	10	\$98,300	
Fluorescent	8%	2038	* *	10	\$14,800	
Fluorescent	870 T-8 Lamps And Fixtures, Location : Throughout	Extent : Moderate, An)	10	\$14,800	
Fluorescent	7%	2030	\$267,700	10	\$13,000	
	Compact Fluorescent Lig Location : Throughout					
Incandescent	30%	2035	**	2	\$1,300	
	Other Observation, Exter Location : Court Room					
	<i>Explanation : There Ar</i> <i>Corridors.</i>	e Ornate Chandeliers		Pendant	Fixtures In	
LED	2% Other Observation, Exte	2035 nt : Light, Area Affecte				
	Location : Room 105 Explanation : LED Ob	served				
Egress Lighting						
Emergency, Battery	60%	2025		10	\$29,300	
Exit, Service	40%	2025	\$31,000	1		

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

Asset # : 2052

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated ((Years)		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ighting							
Exterior Lighting							
Incandescent	20%		2025	\$149,100	2	\$100	
		ervation, Extent : Light,	Area Affected	: 100%			
		: Main Entrance	T				
		tion : 8 (Pole Mounting	Type)				
No Component	80%						
larm							
Security System							
No Component	70%		• • • • •	****			
Generic	30%		2030	\$211,100	1	\$22,700	
Fire/Smoke Detection	500/						
No Component	50%		2020	¢1 004 500	1.2	¢(1,000	
Generic, Digital	50%		2030	\$1,204,500	1-3	\$64,200	
lechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated ((Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
eating							
Energy Source							
Utility Steam	80%		2040	* *	1		
HTHW/HW	20%		2040	* *	1		
		ervation, Extent : Light,		: 100%			
		: Basement, 2nd Floor					
	Explana	tion : Hot Water Supplie	d From Nearb	y Building On Cen	tre Stree	t	
Conversion Equipment						•	
Pres. Reducing	80%		2033	* *	5	\$9,600	
Valve/LP Steam	100/						
No Component	10%		4 4.00	00/			
		ervation, Extent : Light, : Sub-basement	Area Affected	: 0%			
		· Sub-hagamont					
					.1		
	Explana	tion : Air Handlers Are		Steam Heating Co	oil Hower	ver, The Chilled	
No Component	Explana Water C			Steam Heating Co	oil Hower	ver, The Chilled	
No Component	Explana Water C 10%	tion : Air Handlers Are I pil Duals As A Heating (Coil.		oil Hower	ver, The Chilled	
No Component	Explanat Water C 10% Other Obs	tion : Air Handlers Are	Coil. Area Affected		oil Hower	ver, The Chilled	
No Component	Explana Water C 10% Other Obs Location	tion : Air Handlers Are I oil Duals As A Heating (ervation, Extent : Light,	Coil. Area Affected And 5th Floor	1 : 0%			
No Component Distribution	Explana Water C 10% Other Obs Location	tion : Air Handlers Are I oil Duals As A Heating (ervation, Extent : Light, : Basement, 2nd Floor	Coil. Area Affected And 5th Floor	1 : 0%			
	Explana Water C 10% Other Obs Location	tion : Air Handlers Are I oil Duals As A Heating (ervation, Extent : Light, : Basement, 2nd Floor	Coil. Area Affected And 5th Floor	1 : 0%			
Distribution	Explanat Water C 10% Other Obs Location Explanat	tion : Air Handlers Are I oil Duals As A Heating (ervation, Extent : Light, : Basement, 2nd Floor	Coil. Area Affected And 5th Floor Centre Street F	1 : 0%	No Conv	ersion Equipment	

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

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

Asset # : 2052

Mechanical		Current R	epair	Futur	e Replacement	Μ	laintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ieating										
Terminal Devices										
Air Handler	5%			2035	* *	1	\$6,300			
Air Handler	10%			2025	\$275,700	1	\$12,500			
		ed Life, Ext : Sub-base	ent : Moderate, A ment	rea Affec	ted : 10%					
Convector/Radiator	80%			2035	* *	1	\$52,300			
Fan Coil Unit/Heat	5%			2035	* *	1	\$3,300			
Air Conditioning										
Energy Source										
District Chilled Water	20%			2040	* *	1				
			ctent : Light, Area	00	: 100%					
			tre Street Buildin	-			_			
	Abandone	on : Serves ed In Place			Init Only And Chil		ling Towers			
Electricity	80%			2046	* *	1				
Conversion Equipment Reciprocating	60%			2025	\$1,109,500	1	\$56,300			
Compr/Chiller			T. I. (. 1 50	,					
			: Light, Area Affe				0			
	Location Street	: Sub-base	ment, Chilled Wal	er Is Pre	sently Being Provi	ded Fron	n One Centre			
		d Life Fri	ent : Moderate, A	rea Affec	ted · 20%					
		: Sub-base		reu nyjee	104 . 2070					
			ent : Light, Area A	Iffected ·	100%					
	Location	: Sub-base	-							
Exterior Pkg Unit - Cooling	2%			2030	\$35,300	2	\$300			
	Other Obse Location		ctent : Light, Area	Affected	: 2%					
	Explanati	on : Unit H	Feeding Partial 8th	h Floor						
Window/Wall Unit	20%			2023	\$90,800	1				
		ed Life, Ext : Throughc	ent : Moderate, A	rea Affec	ted : 70%					
		-	ctent : Light, Area	Affected	· 70%					
		: Throught		nyjecieu	. /0/0					
			ment Serviced By	Others						
No Component	18%	on . Equip	ment Servicea By	omens						
No Component Distribution	10/0									
CW & CHW Wtr	30%			2050	* *	4	\$4,500			
Pipe/Pump	5070			2000		-7	фт,500			
r ipor unip	Other Ohse	ervation E	ctent : Light, Area	Affected	: 10%					
			ment To Roof	-,,						
			-	t And Ahs	sorb Heat From Fi	rst And I	Fifth Floor Heat			
	Pumps		10 1000							
No Component	70%									
1										

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.

Asset # : 2052

Mechanical		Current I	Repair	Futur	re Replacement	М	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection	100/			••••	¢01.400	•	**	
Water Cooling Tower	12%			2028	\$81,400	2	\$24,400	
			Extent : Moderate, A	Area Affe	ected : 20%			
	Location	U U	Tooling Tower Is D	wag ant la	Not In Comico			
		non : The C	Cooling Tower Is P		Not In Service **	2	¢16.000	
Water Cooling Tower	8%			2031		2	\$16,300	
			Extent : Light, Area	Affectea	1:20%			
	Location	-	ing Town Is Not Is	Comico				
	_	iion : Cooli	ing Tower Is Not In	i Service				
No Component Ventilation	80%							
Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,500	
Exhaust Fans	10070			LIFL		2-3	\$178,500	
Roof	10%	0-2	\$36,200	2040	* *	2	\$500	
Root			tent : Severe, Area		l · 20%	2	\$500	
	Location		<i>ient : Severe, 11 eu</i>	ijjeered	. 20/0			
No Component	90%							
lumbing	9070							
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Brass, copper		Meter. Exte	ent : Light, Area Aj		100%	1		
		: Sub-base		,				
HW Heat Exchanger								
Steam Fired	100%			2040	* *	4	\$20,000	
Sanitary Piping							. ,	
Cast Iron	5%			LIFE	* *	1		
Cast Iron	95%			LIFE	* *	1		
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	cted : 100%			
	Location	: Through	out					
Storm Drain Piping								
Cast Iron	95%			LIFE	* *	1		
	On Extend	led Life, Ex	tent : Moderate, A	rea Affec	cted : 100%			
	Location	: Through	out					
Cast Iron	5%	Now	\$22,700	LIFE	* *	1		
			evere, Area Affecte					
	-		oor, Probable Defe		of Drains			
Sump Pump(s)								
Submersible	100%			2021	\$7,400	4	\$6,400	
Sewage Ejector(s)					,			
Electric	100%			2030	\$62,700	4	\$12,100	
		ervation, E	xtent : Light, Area					
	Locatior	: Sub-base	ement					
	Explana	tion : Dupl	ex					

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

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

Asset # : 2052

Mechanical	Current Repair	Future Re	eplacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Fixtures						
Generic	100%					
	<i>Obsolete Fixtures, Extent : Severe,</i> <i>Location : Throughout</i>	Area Affected : 10	00%			
/ertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : 1st To 8th Floor					
	Explanation : 4 Units					
Hydraulic	10%	LIFE	* *			
-	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Sub-basement To 1st	Floor				
	Explanation : 1 Unit					
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	
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Sub-basement					
	Explanation : Workshop					

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

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020 Print Date : 16-Sep-2019

Asset Name Address	: TWEED COURT BUILDING TWEED : 52 CHAMBERS STREET @ CITY HA)
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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
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	
Total	\$2,729,000	\$3,098,300
Importance Code A	\$1,836,000	\$299,400
Importance Code B	\$682,400	\$2,747,100
Importance Code C	\$210,600	\$51,800
Total	\$2,729,000	\$3,098,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
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
Total	\$116,200	\$143,900	\$100,000	\$107,000
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	
	\$116,200	\$143,900	\$100,000	\$107,000



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DEPT. OF CITYWIDE ADMIN. SERV. - 856 TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Architecture	Current Repair Future Repla			Replacement	acement Maintenance			
System Component Type	% of Fail D Total (Yea	Pate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls								
Masonry: Brick	2% Nov	v \$55,100	LIFE	* *	5	\$3,200		
		Erod, Extent : Modera • Wall To Basement	te, Area Ą	ffected : 100%				
Masonry: Limestone	85% 2-4 Cracking/Crumb Location : Thre	ling, Extent : Light, Ar	LIFE ea Affecte	* * d : 10%	5	\$101,200		
Metal, Corrugated	2%		2049	* *	1			
Metal Panel	1%		2049	* *	5-10	\$10,900		
Granite Panels	10% 2-4	\$484,300	LIFE	* *	5	\$11,900		
		Erod, Extent : Modera h Facade And Cheek V						
Windows								
Steel	20%		2037	* *	5	\$94,400		
Wood	80%		2037	* *	5	\$302,100		
Parapets Masonry: Marble	95% Basant Bankasa I	Svident, Extent : Light,	LIFE	* *	5	\$27,400		
	Location : Thro	Ų						
Metal Rail	5%		2042	* *	5-10	\$20,700		
Roof Cast in Place Concrete		v \$12,700 n, Extent : Severe, Are walk Over Steam Roon						
Metal, Corrugated	75%		2042	* *	1			
Metal Panel	5%		2042	* *	10	\$9,800		
Skylight, Metal/Glass	15% Nov	v \$157,200	2049	* *		<i>~,</i>		
		n, Extent : Light, Area		10%				
Soffits	10001		1 100	ala -1-	-			
Cast Stone/Terra Cotta	100%		LIFE	* *	5			
nterior								
Floors	25%		2025	¢070.000	2	¢07 000		
Carpet Cast in Place Concrete		¢14.000	2025 LIFE	\$860,900 * *	3 5	\$87,900 \$51,200		
Cast in Place Concrete	Cracking/Crumb	\$14,000 ling, Extent : Light, Art Floor Mechanical Roor	ea Affecte	d : 20%	3	\$51,300		
Ceramic Tile	5%		2038	* *	5	\$11,700		
Glass Block	5%		2058	* *	1	ψ11,700		
Mosaic Tile	5%		2037	* *	5	\$29,300		
Marble Panels	25%		LIFE	* *	5	\$44,000		
Vinyl Tile	25%		2034	* *	3	\$22,000		
v myr i ne	2370		2007		5	ψ22,000		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.
Asset # : 2053

· · · · · · · · · · · · · · · · · · ·			A5561#.2					
Architecture		Current F	Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
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		Now	\$116,200	LIFE	* *			
			: Light, Area Affec		9%			
			r Mechanical Roor					
			l, Extent : Moderat		Affected : 20%			
	Locatior	e : 5th Floo	r Mechanical Roor	n				
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	
	Water Per	etration, E	xtent : Moderate, A	4rea Affe	ected : 10%			
	Location	: Below St	eps At Main Entra	nce				
	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	ected : 20%			
	Location	: Below St	eps At Main Entra	nce				
	Explana	tion : Corre	oded Steel Angle					
Exposed Struc: Steel	2%	Now	\$21,800	LIFE	* *			
1	Corrosion	/Rusting, E	xtent : Moderate, 2		ected : 10%			
		-	oom And Outside T					
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	* *	5	\$11,000	
Widsoniny. Infin 7 from			xtent : Moderate, 2		ected · 15%			
			oom And Adjacent	00				
Metal Panel		Now	\$64,800		* *	5	\$5,600	
Metal Pallel			\$04,800 [xtent : Moderate, 2	LIFE		3	\$3,000	
		0	Main Stairs	area Ajje	cieu . 100%			
	-	. Deneuin	Main Stairs				*- / - ^ ^	
Plaster	53%			LIFE	* *	5	\$74,500	
Site Enclosure								
Fence/Gates	400/			20.40	* *			
Chain Link	40%			2049	* *			
Iron Picket	60%			2064	* *			
Site Pavements								
Public Sidewalk	1000/	Ma	¢20 400	2029	* *			
Pavers/Stone		Now	\$38,400	2038				
			Extent : Moderate, A		cieu . 5070			
			Along Chambers	sireet				
	Explana	tion : Loose	e Stone Panels					

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.

Asset # : 2053

		ASSEL # . 2	055				
Architecture	Current I	Repair	Futur	e Replacement	Μ	aintenance	
ystem		Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priorit
Component Type	Total (Years)		FY		(Yrs)		
te Pavements							
On-Site Walkways							
Pavers/Stone	80%		2038	* *			
Pavers/Stone	20% Now	\$94,400	2038	* *			
	Jnt Mortar Miss/Erod		te, Area A	Affected : 100%			
	Location : Front Sta	airs					
Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
bystem							Duiquit
Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priorit
nder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2049	* *	5	\$700	
	Other Observation, E	0	Affected	: 100%			
	Location : Electrica						
<u>a 11 / a 11 1</u>	Explanation : Main	Service Switch Ra	ted At 40	00 Amperes			
Switchgear / Switchboard	200/		20.40	* *	5	¢200	
Air Circuit Breaker Fused Disc Sw	20% 80%		2049 2049	* *	5 5	\$200 \$500	
	80%		2049		3	\$300	
Raceway Busway	5%		2042	* *	1		
Conduit	95%		2042	* *	1		
Panelboards	9570		2049		1		
Molded Case Bkrs	100%		2045	* *	5	\$4,100	
Wiring	10070		2015		5	\$1,100	
Busway	5%		2042	* *	1		
Thermoplastic	95%		2049	* *	1		
Motor Controllers			,				
Locally Mounted	50%		2042	* *	5	\$500	
Variable Frequency	50%		2042	* *			
Drive							
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,300	
and-by Power							
Transfer Switches							
Automatic	100%		2042	* *	1	\$48,200	
	Other Observation, E	-	Affected	: 100%			
	Location : Basemen						
	Explanation : One	Jf The Transfer Sw	vitches Is	Dedicated To Ser	ve The C	ity Hall Building	
Generators	1000/		2020	* *	1	¢20.700	
Diesel	100% Other Observation, E	vtont · Light Auga	2038		1	\$60,700	
	Location : Basemen	-	луестей	. 100/0			
	Explanation : Two		rators C	no Of Thom Is Sau	vina Tha	City Hall Ruilding	
Batteries		TO Knowall Gene	aurs. U	the Of Them is Ser	ving 1 ne	Cuy mun Dunulhg	
Lead/Acid	100%		2023	\$1,700	5	\$5,800	
	100/0		2023	\$1,700	5	\$ <u>3</u> ,800	

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

Asset # : 2053

		2000		
Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priorit
tand-by Power				
Fuel Storage				
Day Tank	50%	2045 **	5 \$14,500	
	Other Observation, Extent : Light, Ar	ea Affected : 100%		
	Location : Generator Room			
	Explanation : Two 100 Gallon Capa			
Main Tank	50%	2057 **	5 \$2,300	
	Other Observation, Extent : Light, Art	ea Affected : 100%		
	Location : Basement			
	Explanation : 10,000 Gallon Capac	ity		
Lighting				
Interior Lighting	000/	2024 **	10 0115 000	
Fluorescent		2034	10 \$115,000	
	T-8 Lamps And Fixtures, Extent : Ligh	it, Area Affectea : 100%		
	Location : Offices And Basement			
Fluorescent	20%	2034 **	10 \$28,700	
	Compact Fluorescent Light, Extent : 1			
	Location : Lobby, Staircases And Re	eceiving Room		
Egress Lighting				
Emergency, Service	50%	2034 **	1	
Exit, LED	50%	2057 **	1	
Alarm				
Security System	700/			
No Component	70%	2024 **	1 015 (00	
Generic	30%	2034	1 \$17,600	
	Other Observation, Extent : Light, Art	ea Affected : 100%		
	Location : Hallways			
F ' /0 1 D / /	Explanation : Surveillance Cameras			
Fire/Smoke Detection	700/			
No Component	70%	2024 **	1.2 0.000	
Generic, Digital	30%	2034 **	1-3 \$29,000	
	Other Observation, Extent : Light, Art			
	Location : Throughout The Building		ucho Lichta Alana D-11	
	Explanation : Smoke Detectors, Man	iuai r'uli Stations, Horns, Sti	robe Lights, Alarm Bells	
Mechanical	Current Repair	Future Replacement	Maintenance	
System	% of Fail Date Estimated Cos	-	Cycle Estimated Cost	Priorit
Component	Total (Years)	FY	(Yrs)	linu

Heating

Туре

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 TWEED COURT BUILDING TWEED ACADEMY (DOE)

Asset # : 2053

Mechanical		Current Repa	air	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating								
Energy Source								
Utility Steam	Location	ervation, Exten : Throughout	-		* * : 100%	1		
	_	ion : Steam Fr	om Con Edisoi		* *	1		
HTHW/HW	Location	ervation, Exten : Basement ion : From On			: 100%	1		
Conversion Equipment	Explanal			manep	ai Builaing			
Pres. Reducing Valve/LP Steam	100%			2038	* *	5	\$9,300	
	Location	ervation, Exten : Basement Ste ion : 2 Heat Es	eam Room	Affected	: 100%			
Distribution	1		0					
Hot Wtr Piping/Pump	Location	Now ervation, Exten : Basement ion : Controls			* * d : 100%	4	\$7,700	
Terminal Devices				-				
Air Handler Fan Coil Unit/Heat	60% 40%			2029 2029	\$1,424,300 \$1,011,300	1 1	\$58,100 \$20,200	
Air Conditioning	-1070			2027	\$1,011,500	1	\$20,200	
Energy Source District Chilled Water	100%		, <u> </u>	2049	* *	1		
		ervation, Exten : Basement	it : Light, Area	Affectea	: 100%			
			iacent One Cei	atre Stree	t - Municipal Build	ding		
Conversion Equipment	· I · · · · ·							
Window/Wall Unit No Component	2% 98%			2024	\$7,000	1		
Distribution CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$7,700	
Terminal Devices	000/			2020	#20.200	1		
Air Handler/Cool/Ht Fan Coil - 2 Pipe	80% 20%			2029 2029	\$30,300 \$12,800	1	\$77,500 \$10,100	
Ventilation	2070			2029	\$12,000	1	\$10,100	
Distribution Ductwork/Diffusers	-	Extent : Sever		LIFE d : 5%	* *	2-5	\$87,400	
	Other Obs	: Basement Ste ervation, Exter : Basement		a Affecte	d : 5%			
	Explanat	ion · No Exhau	ist Fan Causes	High Te	mperature In Rehe	at Statio	n Room	

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.

Asset # : 2053

Mechanical	Current Repair	Future Repla	cement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans				-		
Interior	100%	2034	* *	2	\$4,800	
lumbing						
H/C Water Piping	100%	2049	* *	1		
Brass/Copper Water Heater	100%	2049		1		
Gas Fired	100% Other Observation, Extent : Light, Are Location : Basement Explanation : Two Units Temporary		5103,000	2	\$2,300	
HW Heat Exchanger						
Steam Fired	100% Now \$268,800 Other Observation, Extent : Light, Are Location : Basement Explanation : Replacement Project F		* *	4	\$15,500	
Sanitary Piping	X					
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	1000/	2024	* *		\$ 0, 6 0,	
Generic	100%	2034	* *	1	\$9,600	
Fixtures Generic	100%					
/ertical Transport	10070					
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light, Are Location : Three Units From Baseme From Basement To 4th Floor Explanation : Four Units	00	Unit From	lst To 4th	h Floor, One Unit	
Hydraulic	10%	LIFE	* *			
	Other Observation, Extent : Severe, An Location : Basement To Ground Floo Explanation : One Freight Unit. Oil	or .		om In Ra	samant	
Fire Suppression	Explanation . One I leight Onti. Off.		- 1 ump 1.0	5 m 1n DU	somoni	
Standpipe						
Generic	100%	2049	* *	1-5	\$79,000	
Sprinkler						
No Component Generic	40% 60% Other Observation, Extent : Light, Are		* *	1-2	\$26,300	
	Location : Basement First Fourth Att		2.140			
Fire Dum	Explanation : No Sprinkler For Seco	nu Anu Inira Floc	JI S			
Fire Pump Generic	100%	2038	* *	1	\$29,300	

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

Print Date : 16-Sep-2019 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2020

Asset Name	: PIER AT 447	TH DRIV	/E					
Address	: FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER							
Borough	: QUEENS			Agency's Number	: N/A			
Program / Asset #	: DCAS004.00	0 / 14020	1	Yr Built/Renovated	:			
Area Sq Ft	: 6,640			Project Type	: REAL PROPERTY			
Date of Survey	: 04-Aug-2017			Landmark Status	: NONE			
Areas Surveyed	:							
Block	:	Lot	:	BIN	:			

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Piers				\$324,100
Total				\$324,100
Importance Code B				\$324,100
Total				\$324,100
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Piers				
Total				
Importance Code A				

Total



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.

PIER AT 44TH DRIVE

Asset #: 14020

Piers	Current Repair	Future R	Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$6,200	
	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 100%			
	Location : New Pier					
Not Accessible	50%					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$400	
	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 100%			
	Location : New Pier					
Piles and Bracing						
Timber	15%	LIFE	* *	4-5	\$4,500	
Not Accessible	85%					
Deck Elements						
Railing						
Steel	100%	2027	\$324,100			
	Recent Replace Evident, Extent : Lig	ht, Area Affecte	ed : 100%			
	Location : New Pier					
Electrical						
Lighting Fixture						
Incandescent	100%	2023				
	Recent Replace Evident, Extent : Lig Location : New Pier	ht, Area Affecte	ed : 100%			

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

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

Asset Name	: CONCRETE BULKHEAD								
Address	: B 92ND ST V	3 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	:			

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads				\$532,500
Total				\$532,500
Importance Code B				\$532,500
Total				\$532,500
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$56,000			
Total	\$56,000			
Importance Code A	\$29,400			
Importance Code B	\$26,700			

\$56,000

Total



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.

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.

CONCRETE BULKHEAD

Asset # : 14015

Bulkheads	Current Re	nair	Euturo E	Replacement	м	aintenance	
System							D • •
Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural							
Gravity Wall							
Concrete	30% Discolor & Bleeding, E Location : Throughou Spalling, Extent : Light	ut		* *	5	\$1,700	
	Location : Below Cap		570				
Concrete	5% 4+ Spalling, Extent : Mode Location : At 330, 52	\$29,400 erate, Area Affect		* * East	5	\$300	
Not Accessible	65%						
Backfill							
Fill							
Topsoil	5% Now Sinkhole, Extent : Mod Location : Sinkhole 1			* * Bulkhead			
Not Accessible	95%						
Surface							
Concrete	90%		2036	* *	5	\$14,100	
	Cracking, Extent : Lig Location : Throughou		: 5%				
Topsoil	5%		2025	\$3,900	5	\$300	
Topsoil	5% Now Settlement, Extent : Sey Location : Sinkhole 1			\$3,900 Rodent Holes I	5 n Wester	\$200 n 100 Feet	
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.
 - ** Replacement cost estimated to be beyond ten years is not included in this report.

Asset Name	: GRAVITY	RETAIN	ING	WALL						
Address	: SE ABUTM	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-201	9			Landmark Status	: NONE				
Areas Surveyed	:									
Block	: 5636	Lot	:	100	BIN	:				

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads		\$541,800
Total		\$541,800
Importance Code B		\$541,800
Total		\$541,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$5,400		\$2,700	
Total	\$5,400		\$2,700	
Importance Code A	\$2,200			
Importance Code B			\$2,700	
Importance Code C	\$3,200			
Total	\$5,400		\$2,700	



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.

GRAVITY RETAINING WALL

2
2

Bulkheads	Current Repair	Future Replace	ement Maintenance		laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	100%	LIFE	* *	5-10	\$4,300	
	Recent Repair Evident, Extent : Light, Location : Full Length	Area Affected : 1009	6			
Revetment	Location : Fuit Length					
Stone	100%	LIFE	* *	5	\$6,400	
Stone	Recent Replace Evident, Extent : Ligh)%	5	\$0,400	
	Location : Full Length	<i>, 11 cu 11/jccicu</i> . 100	//0			
Backfill						
Fill						
Not Accessible	100%					
Surface						
Asphalt Pavers	90%	2043	* *	5	\$5,500	
	Recent Replace Evident, Extent : Ligh Location : Southern 480 Feet	t, Area Affected : 100)%			
Under Construction	10%					
Deck Elements						
Railing						
Steel	100%	2029 \$54	41,800			
	Recent Replace Evident, Extent : Ligh	t, Area Affected : 100)%			
	Location : Full Length					
Electrical						
Lighting Fixture						
Incandescent	100%	2025				
	Recent Replace Evident, Extent : Ligh	t, Area Affected : 100)%			
	Location : Full Lungth					

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

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

Asset 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 :							

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$1,302,100		\$68,900
Total		\$1,302,100		\$68,900
Importance Code A		\$1,006,300		\$68,900
Importance Code B		\$190,300		
Importance Code C		\$105,400		
Total		\$1,302,100		\$68,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$27,600			
Total	\$27,600			
Importance Code A				
Importance Code B	\$27,600			
Importance Code C	• • • • • • • •			
T. 4.1				

Total

\$27,600



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

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 WALL W/REVETMENT

Asset # : 14025

Bulkheads		Current I	Repair	Futur	e Replacement	N	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural								
Coping/Curb						_	* ~~~	
Concrete	90%		T T T . (LIFE	* *	5	\$800	
	-		Extent : Light, Are					
			isplaced Stone Wa ht, Area Affected :		us			
		-	0 Feet To 400 Feel		outh			
No Component	10%	. 11011 50	0100100100	11101115	ouin			
No Component Gravity Wall	1070							
Concrete	10%			LIFE	* *	5	\$400	
Concrete		Extent : Li	ght, Area Affected			5	ψισο	
	-	: Through						
Stone	55%	U		LIFE	* *	5	\$42,100	
Stone		Now	\$1,006,300	LIFE	* *	5	\$26,800	
5.0.1.0			Extent : Severe, Ar		ted : 50%	U U	\$20,000	
	-		0 Feet To 850 Feel					
	Missing P	art, Extent	: Severe, Area Affe	ected:40	0%			
	Location	a : At 133, 4	410, 560, 630, 660,	And 890	Feet From South	ern Outfa	ıll	
	Progressi	ıg Scour, E	xtent : Severe, Are	a Affecte	ed : 25%			
	Location	: Underm	ined Sections At No	orthern 2	0 Feet And At 100) Feet Fra	om North	
Revetment								
Stone	85%			LIFE	* *	5	\$4,600	
Stone	15%		\$105,400	LIFE	* *	5	\$800	
			: Moderate, Area A	Affected :	50%			
1 (71)	Location	: At Either	r Ena					
Backfill Fill								
Topsoil	5%	Now	\$10,300	2067	* *			
ropson	• • •		oderate, Area Affec)%			
			ound Majority Of					
Not Accessible	95%		5 5 5					
Surface	2570							
Asphalt	85%			2036	* *	5	\$8,800	
[Extent : Li	ght, Area Affected			-	40,000	
		: Through						
	Settlement	, Extent : L	ight, Area Affected	l : 2%				
	Location	: Through	out					
Asphalt	15%	Now	\$12,900	2042	* *	5	\$800	
	Cracking,	Extent : Se	vere, Area Affected	d : 20%				
		-	on At Displaced W					
			evere, Area Affecte	ed : 20%				
		: At North						
			vere, Area Affected	: 75%				
	Location	: Voids Ar	ound Rail Posts					

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.

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 GRAVITY WALL W/REVETMENT

Asset # : 14025

Bulkheads	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Railing						
Timber	70%	2021	\$102,500			
	Surface Wearing/Scaling, Extent : Mod Location : Throughout	erate, Area	Affected : 50%			
Timber	30% Now \$43,900	2022	\$43,900			
	Broken, Extent : Severe, Area Affected .	25%				
	Location : At 630 Feet From South					
	Rotting/Splitting, Extent : Severe, Area	Affected : 7	5%			
	Location : Throughout And At 355, 43	6, 540, 560), 630 Feet From	South		

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.

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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	:					

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$598,700		
Total		\$598,700		
Importance Code B		\$135,500		
Importance Code C		\$463,200		
Total		\$598,700		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$33,900			
Total	\$33,900			
Importance Code B Importance Code C	\$33,900			
Total	\$33,900			



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.

REVETMENT

Asset # : 13943

Bulkheads	Current Repair	- Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural							
Revetment							
Stone	100% Now	\$463,200 LIFE	* *	5	\$3,600	1	
	Erosion, Extent : Severe, A	rea Affected : 100%					
	Location : Inadequate Art	mor Stone Along Entit	re Length				
	Progressing Scour, Extent :	-	-				
	Location : Throughout						
Backfill							
Fill							
Topsoil	100% Now	\$135,500 2070	* *				
1	Erosion, Extent : Severe, A	rea Affected : 100%					
	Location : Full Length En Properties		nd Progressing Sco	our Into 2	1djacent		
Surface							
Topsoil	100% Now	\$33,900 2030	\$33,900	5	\$1,400		
-	Erosion, Extent : Severe, A	rea Affected : 100%					
	Location : Full Length En Properties	nbankment Failure Ar	nd Progressing Sco	our Into 2	Adjacent		

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.

CADITAL					EV 2024 2024		
Block	: 5420	Lot	:	200	BIN	:	
Areas Surveyed	:						
Date of Survey	: 05-Feb-2019				Landmark Status	: NONE	
Linear Ft	: 320				Project Type	: REAL PROPERTY	
Program / Asset #	: DGS0067.00	0 / 13945			Yr Built/Renovated	:	
Borough	: STATEN ISI	LAND			Agency's Number	: N/A	
Address	: ARDEN AV	E FROM	00	CEAN DRIVE	EWAY TO ALONG N	AYBERRY PROMEN	ADE
Asset Name	: REVETMEN	T					

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$234,800		
Total		\$234,800		
Importance Code B		\$72,900		
Importance Code C		\$161,900		
Total		\$234,800		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$42,800			
Total	\$42,800			
Importance Code B	\$42,100			
Importance Code C	\$700			
Total	\$42,800			



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.

REVETMENT

Asset # : 13945

Bulkheads		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	35%			LIFE	* *	5	\$1,300	
Stone	65%	Now	\$161,900	LIFE	* *	5	\$1,200	
	Progressin	ng Scour, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location	: Inadeque	ate Revetment Heig	ht Along	Arden Avenue			
Backfill								
Fill								
Topsoil	100%	Now	\$72,900	2070	* *			
			ere, Area Affected					
	Location	: Along To	op Of Revetment Fo	or Full L	ength Of Asset			
Surface								
Asphalt	65%	Now	\$19,900	2045	* *	5	\$1,200	1
	Sinkhole, I	Extent : Sev	vere, Area Affected	: 100%				
	Location	: Along Ar	rden Avenue					
Topsoil	35%	Now	\$6,400	2030	\$6,400	5	\$300	
	Erosion, E	xtent : Sev	ere, Area Affected		+ • , • • •	-		
			Of Revetment For H		th Of Asset			
Deck Elements								
Railing								
Guard Rail	65%	Now	\$15,800	LIFE	* *			
	Progressin	ng Scour, E	xtent : Severe, Are	a Affecte	d : 100%			
	Location	: Failed R	ailing Due To Eros	tion Alon	g Arden Avenue			
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.

Block CAPITAL	: 2 Lot : 778	BIN :	FY 202					
Areas Surveyed	:							
Date of Survey	: 20-Feb-2019	Landmark Status : NO	NE					
Linear Ft	: 200	Project Type : RE.	AL PROPERTY					
Program / Asset #	: DGS0063.000 / 13929	Yr Built/Renovated :						
Borough	: STATEN ISLAND	Agency's Number : N/A	L					
Address	: ALONG BANK STREET FROM WESTERVELT AVE EAST							
Asset Name	: REVETMENT #3							

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$155,700		
Total		\$155,700		
Importance Code C		\$155,700		
Total		\$155,700		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,700			
Total	\$28,700			
Importance Code B Importance Code C	\$28,700			

\$28,700

Total



- *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.

REVETMENT #3

Asset #: 13929

Bulkheads	heads Current Repair		Future	Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	60% 4+	\$93,400	LIFE	* *	5	\$700	
	Other Observation, Exte	ent : Severe, Are	a Affected	: 100%			
	Location : Intermitten	t Locations Alon	g Revetme	nt			
	Explanation : Insuffici	ent Stone					
Stone	40% Now	\$62,300	LIFE	* *	5	\$500	
	Missing Part, Extent : S			%	•	+	
	Location : Missing Sto	•••					
Backfill	0		0 0				
Fill							
Topsoil	50% Now	\$22,800	2070	* *			
repoen	Erosion, Extent : Severe						
	Location : Behind Rev	00	10070				
Not Accessible	50%						
Surface	5070						
Topsoil	50% Now	\$5,700	2030	\$5,700	5	\$200	
Topson				\$3,700	5	\$200	
	Erosion, Extent : Severe		100%				
	Location : At Western	Haij Oj Asset					
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.

Asset Name Address	: REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE : 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 :						

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$476,300		\$11,900
Total		\$476,300		\$11,900
Importance Code B		\$87,100		\$11,900
Importance Code C		\$389,200		
Total		\$476,300		\$11,900
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$28,700			\$100
Total	\$28,700			\$100
Importance Code B	\$28,700			\$100
Importance Code C				
Total	\$28,700			\$100



- Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars. Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 - 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 REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Asset # : 14652

Bulkheads		Current Rep	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%		\$389,200	LIFE	* *	5	\$3,000	
	-		evere, Area Affe	cted : 25	%			
	Location	: At Top Of I	Revetment					
			ent : Moderate, A	4rea Affe	cted : 100%			
		: Throughou						
	Explanat	ion : Inadequ	ate Stone					
Backfill								
Fill								
Topsoil		Now	\$51,200	2055	* *			
			e, Area Affected					
		: Areas 80, 1	10, 125, And 14	0 10 335	Feet From North			
Not Accessible	25%							
Surface								
Asphalt	25%			2030	\$11,900	5	\$1,400	
Asphalt	, -	Now	\$35,800	2042	* *	5	\$2,100	
			e, Area Affected					
	Location	: Areas 86, 1	10, 125, And 14	0 To 335	Feet From North			
Deck Elements								
Railing			*** = <i>i</i> · ·					
Fencing	100%	0-2	\$28,700	2032	* *	3	\$200	
			Area Affected :	15%				
			eas Throughout	4.00				
	-	-	ent : Severe, Are		d : 100%			
	Location	: Base Under	rmined Through	out				

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.

CARITAI					EV 2021 - 2024		EV 2025		
Block	: 625	Lot	:	250	BIN	:			
Areas Surveyed	:								
Date of Survey	: 15-Aug-20	17			Landmark Status	: NONE			
Linear Ft	: 700				Project Type	: REAL PROPERTY			
Program / Asset #	: DOS0009.0	030 / 1494	8		Yr Built/Renovated	:			
Borough	: BROOKL	YN			Agency's Number	: N/A			
Address	: HAMILTO	: HAMILTON AVE MTS SOUTH TO 19TH STREET							
Asset Name	: REVETMENT WEST OF HOME DEPOT GOWANUS BAY								

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$554,400		
Total		\$554,400		
Importance Code A		\$448,100		
Importance Code B		\$106,300		
Total		\$554,400		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads				
Total				
Importance Code A				
Importance Code C				

Total



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.

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 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Asset # : 14948

Bulkheads	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)		stimated Cost		Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	15% 4+	\$448,100 LIFE	* *	5	\$400	
	Erosion, Extent : Moderate,	Area Affected : 75%				
	Location : Tidal Zone					
	Spalling, Extent : Moderate,	Area Affected : 25%				
	Location : Isolated Location	ons And At King Piles				
No Component	85%					
Revetment						
Stone	85%	LIFE	* *	5	\$3,600	
	Settlement, Extent : Light, Area Affected : 5%					
	Location : Surrounding Tr	ees Growing Out Of Re	evetment			
No Component	15%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Not Accessible	100%					
	Other Observation, Extent :	Light, Area Affected : 0	0%			
	Location : Limited Access	To Top Of Revetment				
	Explanation : Heavy Vege	tation				
Deck Elements						
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.

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 :							

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$234,600		
Total		\$234,600		
Importance Code A		\$198,400		
Importance Code C		\$36,200		
Total		\$234,600		
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$1,500			
Total	\$1,500			
Importance Code A	\$400			
Importance Code B	\$400			
Importance Code C	\$700			
Total	\$1,500			



- 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.
 - 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

Bulkheads	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Gravity Wall							
Concrete	70%		LIFE	* *	5-10	\$900	
Concrete	20% 0-2	\$132,300	LIFE	* *	5	\$100	
	Other Observation,	Extent : Moderate,	Area Affe	cted : 70%			
	Location : At Cent	er Of Asset					
	Explanation : Rota	ting Elements					
Concrete	10% Now	\$66,100	LIFE	* *	5	\$100	
	Displaced Elements,	Extent : Severe, An	rea Affect	ed : 100%			
	Location : Collaps	ed At Eastern End	Of Asset				
Revetment							
Stone	30% 0-2	\$36,200	LIFE	* *	5	\$300	
	Erosion, Extent : Se	vere, Area Affected	: 100%				
	Location : Isolated	l Locations					
Stone	70%		LIFE	* *	5	\$1,300	
	Other Observation,	Extent : Moderate,	Area Affe	cted : 100%			
	Location : Entire 1	Length Of Asset					
	Explanation : Inad	lequate Revetment					
Backfill	-						
Fill							
Not Accessible	100%						
Surface							
Topsoil	100%		2025	\$8,800	5	\$700	
	Settlement, Extent :	Light, Area Affected	d : 25%				
	Location : Behind	Block Wall					

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.

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		E)/ 0004 0004						
Block	: 1107 Lot : 100	BIN	:					
Areas Surveyed	:							
Date of Survey	: 27-Feb-2019	Landmark Status	: NONE					
Linear Ft	: 126	Project Type	: REAL PROPERTY					
Program / Asset #	: DGS0065.000 / 13937	Yr Built/Renovated	:					
Borough	: STATEN ISLAND	Agency's Number	: N/A					
Address	: 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD							
Asset Name	: STATEN ISLAND TERMINAL LLC	STEEL SHEET PIL	E BULKHEAD					

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Bulkheads	\$55,600	
Total	\$55,600	
Importance Code A	\$55,600	
Total	\$55,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$32,600			\$100
Total	\$32,600			\$100
Importance Code A	\$31,600			
Importance Code B	\$900			\$100
Total	\$32,600			\$100



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

Bulkheads	Current R	epair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural							
Sheet Piles							
Steel	70% 4+	\$55,600	LIFE	* *			
	Corrosion, Extent : M		ected : 50	%			
	Location : Tidal And	l Splash Zones					
Not Accessible	30%						
Pile Caps							
Concrete	75% 4+	\$26,300	LIFE	* *	5	\$300	
	Spalling, Extent : Mod	lerate, Area Affec	ted : 10%	ó			
	Location : Corner Sp	palling Along Ent	ire Lengti	h Of Pile Cap			
Concrete	15% Now	\$5,300	LIFE	* *	5	\$100	
	Spalling, Extent : Seve	ere, Area Affected	: 100%				
	Location : Isolated A	Ireas					
Not Accessible	10%						
Backfill							
Fill							
Topsoil	5% Now	\$900	2058	* *			
	Sinkhole, Extent : Mod	00	ted : 50%	ó			
	Location : At Easter	n End Of Asset					
Not Accessible	95%						
Surface							
Gravel	5% Now	\$100	2039	* *	2-5		
	Sinkhole, Extent : Mod	derate, Area Affec	ted : 20%	ó			
	Location : At Easter	n End Of Asset					
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.

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 :						

CAPITAL		FY 2021 - 2024		FY 2025 - 2030
Bulkheads		\$86,600		\$5,298,400
Total		\$86,600		\$5,298,400
Importance Code B		\$86,600		\$5,298,400
Total		\$86,600		\$5,298,400
EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Bulkheads	\$20,500			
Total	\$20,500			
Importance Code A				
Importance Code B	\$20,500			
Importance Code C				

Total

\$20,500



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.

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset # : 14018

Bulkheads	Current Re	bair Futu	re Replacement	N	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
tructural						
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	1000/			_	* • • • • •	
Concrete	100%	LIFE	* *	5	\$9,800	
	Cracking, Extent : Light	00				
1 (*11	Location : At West En	a				
Backfill						
Fill Not Accessible	100%					
Surface	10070					
Asphalt	70%	2036	* *	5	\$25,900	
rispitate	Cracking, Extent : Light			5	\$20,900	
	Location : Throughout					
	Settlement, Extent : Light					
	Location : Throughout					
Concrete	5% 4+	\$61,900 2042	* *	5	\$900	
Concrete	Cracking, Extent : Mod		6	5	\$200	
	-	roughout Sidewalk 500		From Ea	st End	
	Settlement, Extent : Mod	-				
		roughout Sidewalk 500		From Ea	st End	
Concrete	2% Now	\$24,800 2042	* *	5	\$400	
Concrete	Settlement, Extent : Sev	. ,	%	5	φ+00	
		x 880 Feet To 955 Feet I				
Concrete	23%	2036	* *	5	\$8,500	
Deck Elements	2370	2030		5	ψ0,500	
Railing						
Steel	99%	2025	\$3,248,500			
Steel	1% Now	\$3,300 2027	\$32,800			
	Missing Part, Extent : N					
	6	ssing Sections Up To 4		Feet, 270)8 Feet, And 2975	
	Feet From East End	~ 1	c			

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 STEEL SHEET PILE BULKHEAD GRAVITY WALL

Asset # : 14018

Bulkheads	Current Repair	Futur	e Replacement	Μ	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Deck Elements						
Parapet						
Concrete	80%	2028	\$2,017,100			
	Cracking, Extent : Light, Area Affected Location : Throughout To 1340 Feet F		t End			
	Recent Repair Evident, Extent : Light, A	rea Affec	cted : 10%			
	Location : 1975 Feet From East End T	To West E	End Of Asset			
	Spalling, Extent : Moderate, Area Affected : 40%					
	Location : Spall At 875 Feet From East End					
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.

Project: REAL PROPERTY

CAPITAL		F	Y 2021 - 2024		FY 2025 - 2030			
Miscellar	neous Buildings		152,300			123,000		
EXPENSE		FY 2021	FY 2022		FY 2023	FY 2024		
Miscellar	neous Buildings	6,400	5,500		5,600	5,900		
ASSET #	NAME			SQFT	CAPITAL	EXPENSE		
14648	WALTHAM HEALTH CENTER	-		4,372	275,300	23,400		

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