

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,276,600           | \$2,243,200           |
| Interior Architecture | \$1,073,000           | \$1,549,900           |
| Electrical            | \$78,100              | \$15,266,800          |
| Mechanical            | \$301,700             | \$22,572,100          |
| <b>Total</b>          | <b>\$2,729,500</b>    | <b>\$41,632,000</b>   |
| Importance Code A     | \$1,276,600           | \$2,744,000           |
| Importance Code B     | \$1,452,900           | \$38,158,100          |
| Importance Code C     |                       | \$730,000             |
| <b>Total</b>          | <b>\$2,729,500</b>    | <b>\$41,632,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  | \$15,500         |                  |                  |
| Interior Architecture |                  | \$188,900        | \$38,800         | \$54,000         |
| Electrical            | \$100,200        | \$145,300        | \$133,800        | \$110,200        |
| Mechanical            | \$253,200        | \$423,100        | \$470,000        | \$414,300        |
| Site Enclosure        | \$1,000          |                  |                  |                  |
| Site Pavements        | \$21,800         |                  |                  |                  |
| Elevators/Escalators  | \$88,800         | \$88,800         | \$88,800         | \$88,800         |
| <b>Total</b>          | <b>\$465,100</b> | <b>\$861,700</b> | <b>\$731,300</b> | <b>\$667,300</b> |
| Importance Code A     | \$64,300         | \$79,800         | \$64,300         | \$65,900         |
| Importance Code B     | \$382,900        | \$781,900        | \$655,300        | \$601,500        |
| Importance Code C     | \$17,800         |                  | \$11,800         |                  |
| <b>Total</b>          | <b>\$465,100</b> | <b>\$861,700</b> | <b>\$731,300</b> | <b>\$667,300</b> |



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 30%            | Now               | \$181,700      | LIFE               | **             | 5           | \$743,200      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>          |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%             | 0-2               | \$55,300       | LIFE               | **             | 5           | \$15,500       |          |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>                |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 2%             |                   |                | 2043               | **             | 5           | \$31,000       |          |
| Pre-Cast Concrete  | 5%             |                   |                | LIFE               | **             | 5           | \$80,500       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |                |                   |                |                    |                |             |                |          |
| Window Wall  | 58%            | Now               | \$299,500      | 2050               | **             | 5           | \$538,800      |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>       |                |                   |                |                    |                |             |                |          |
| <i>Location : South East Side 8th And 9th Floor</i>                        |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : South East Side 8th And 9th Floor</i>                        |                |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |                |                   |                |                    |                |             |                |          |
| Glass Block  | 2%             |                   |                | LIFE               | **             | 5           | \$3,400        |          |
| Metal Louvers  | 10%            | 0-2               | \$43,900       | 2039               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Ground Level North Side</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>            |                |                   |                |                    |                |             |                |          |
| <i>Location : Ground Level North Side</i>                                  |                |                   |                |                    |                |             |                |          |
| No Component   | 88%            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                |                   |                |                    |                |             |                |          |
| <i>Location :</i>  |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Glass Facade Is Fixed. There Are No Operable Windows.</i> |                |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%            |                   |                | LIFE               | **             | 5           | \$72,800       |          |
| Metal Rail   | 90%            |                   |                | 2035               | **             | 5-10        | \$1,146,900    |          |
| <b>Roof</b>  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%            |                   |                | LIFE               | **             |             |                |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Roof Over 9th Floor</i>                            |                |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane  | 90%            |                   |                | 2038               | **             | 10          | \$357,400      |          |
| <i>Gravel/Stone Ballast, Extent : Light, Area Affected : 95%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Paver Block Ballast, Extent : Light, Area Affected : 5%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Above 9th Floor</i>  |                |                   |                |                    |                |             |                |          |
| <b>Soffits</b>   |                |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel   | 100%           |                   |                | 2035               | **             | 10          |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 35%        |                   |                | 2029               | \$5,226,000    | 3           | \$566,800      |          |
| Cast in Place Concrete  | 10%        | Now               | \$243,300      | LIFE               | **             | 5           | \$236,200      |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout 10th Floor And Basement</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 10th Floor Mechanical Floor Into 9th Floor</i>          |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2039               | **             | 5           | \$54,000       |          |
| Terrazzo  | 10%        |                   |                | LIFE               | **             | 5           | \$84,300       |          |
| Vinyl Tile  | 40%        | Now               | \$397,800      | 2035               | **             | 3           | \$162,000      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement Corridor</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout 7th Floor And Basement Corridor</i>          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout 7th Floor And Basement Corridor</i>          |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 2%         |                   |                | 2039               | **             | 5           | \$23,500       |          |
| Concrete Masonry Unit   | 20%        |                   |                | LIFE               | **             | 5           | \$94,200       |          |
| Gypsum Board  | 70%        |                   |                | LIFE               | **             | 5           | \$494,500      |          |
| Travertine Panels   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Wood  | 3%         |                   |                | LIFE               | **             | 5           | \$141,300      |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 50%        |                   |                | 2043               | **             | 5           | \$539,800      |          |
| AcousTileSusp.Lay-In  | 30%        |                   |                | 2043               | **             | 5           | \$323,900      |          |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$25,300       |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$67,500       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       |                   |                | 2065               | **             |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$1,000        | 2065               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock On North Side</i>                          |            |                   |                |                    |                |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | 0-2               | \$4,000        | 2043               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| On-Site Walkways  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | 0-2               | \$2,100        | 2043               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Parking/Driveway  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$15,700       | 2043               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : North And West Side</i>                                 |            |                   |                |                    |                |             |                |          |

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**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2030                      | \$500,700             | 5                  | \$3,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three Main Service Switches Rated At 5,000 Amperes Each.</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transformers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2035                      | **                    | 5                  | \$2,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room And Boiler Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere And 15 Kilovolt-ampere</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 5%                |                          |                       | 2040                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Power Circuit Breakers</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 90%               |                          |                       | 2030                      | \$1,048,400           | 5                  | \$2,800               |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2040                      | **                    | 5                  | \$1,000               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 40%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Conduit   | 10%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Conduit   | 50%               |                          |                       | 2030                      | \$683,100             | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2038                      | **                    | 5                  | \$1,700               |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2029                      | \$106,900             | 5                  | \$1,700               |                 |
| Molded Case Bkrs  | 30%               |                          |                       | 2038                      | **                    | 5                  | \$5,800               |                 |
| Molded Case Bkrs  | 40%               |                          |                       | 2029                      | \$427,500             | 5                  | \$7,700               |                 |
| Molded Case Bkrs  | 10%               |                          |                       | 2046                      | **                    | 5                  | \$1,900               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 40%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 10%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 50%               |                          |                       | 2030                      | \$1,055,500           | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 5%                |                          |                       | 2028                      | \$1,600               | 5                  | \$200                 |                 |
| Motor Control Center  | 15%               |                          |                       | 2028                      | \$202,800             | 5                  | \$3,000               |                 |
| Motor Control Center  | 65%               |                          |                       | 2043                      | **                    | 5                  | \$13,000              |                 |
| Variable Frequency Drive  | 15%               |                          |                       | 2043                      | **                    |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$10,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Connected To Metal Water Pipe</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2043                      | **                    | 1                  | \$225,100             |                 |

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**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel  | 100%              |                          |                       | 2033                      | **                    | 1                  | \$283,300             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 1,750 Kilowatt Diesel Generators</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid   | 100%              |                          |                       | 2024                      | \$1,600               | 5                  | \$27,100              |                 |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 50%               |                          |                       | 2038                      | **                    | 5                  | \$66,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallons Rated Capacity</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Main Tank</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 50%               |                          |                       | 2045                      | **                    | 5                  | \$10,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 1,200 Gallons Rated Capacity</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 28%               |                          |                       | 2030                      | \$1,246,600           | 10                 | \$185,200             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 50%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 2%                |                          |                       | 2030                      | \$89,000              | 10                 | \$13,200              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 70%               |                          |                       | 2038                      | **                    | 10                 | \$463,100             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Emergency, Battery</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 20%               |                          |                       | 2030                      | \$210,800             | 10                 | \$34,800              |                 |
| <b>Exit, LED</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 10%               |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| <b>Exit, Service</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 40%               |                          |                       | 2030                      | \$104,200             | 1                  |                       |                 |
| <b>Exit, Service</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 30%               |                          |                       | 2025                      | \$78,100              | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HID</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 20%               |                          |                       | 2038                      | **                    | 10                 | \$400                 |                 |
| <i>Outdr Lights On During Daytime, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Entrance</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Incandescent</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|   | 80%               |                          |                       | 2038                      | **                    | 2                  | \$900                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ground Floor Entrance</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Soffit Mounted Fixtures</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |

Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**100 GOLD STREET OFFICE BUILDING**  
**Asset # : 13453**

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2030

\$719,500

1

\$82,000

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

## Fire/Smoke Detection

Generic, Digital

100%

2030

\$8,210,200

1-3

\$450,900

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

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

**Heating**

## Energy Source

Interruptible Gas/Dual Fuel

100%

2050

\* \*

1

## Conversion Equipment

Heat Exchanger, Shell &amp; Tube

10%

2039

\* \*

Steam Boiler

90%

2043

\* \*

1

\$642,900

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

## Distribution

Hot Wtr Piping/Pump

30%

2038

\* \*

4

\$16,000

Steam Piping/Pump

70%

2040

\* \*

## Terminal Devices

Air Handler

25%

Now

\$51,500

2030

\$2,573,300

1

\$100,400

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

Air Handler

35%

2030

\$3,602,600

1

\$156,100

Convactor/Radiator

30%

2035

\* \*

1

\$69,900

Fan Coil Unit/Heat

10%

2030

\$1,096,300

1

\$23,300

**Air Conditioning**

## Energy Source

Electricity

100%

2046

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

95%

2033

\* \*

1

\$741,600

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

Split Unit

5%

2030

\$781,300

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

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

| <b>Mechanical</b>  |                        | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b> |
|--|------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------|
| <b>System</b>  | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> |                 |
| Air Conditioning   |                        |                       |                          |                           |                |                       |                    |                 |
| Distribution   |                        |                       |                          |                           |                |                       |                    |                 |
|  | CW & CHW Wtr Pipe/Pump | 50%                   |                          |                           | 2040           | **                    | 4                  | \$17,800        |
|  | Ductwork/Diffusers     | 50%                   |                          |                           | LIFE           | **                    | 2                  | \$469,300       |
| Terminal Devices   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Air Handler/Cool/Ht    | 95%                   | Now                      | \$156,000                 | 2030           | \$7,799,300           | 1                  | \$381,400       |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>                     |                        |                       |                          |                           |                |                       |                    |                 |
| <i>Location : The Drip Pans, Penthouse</i>                                     |                        |                       |                          |                           |                |                       |                    |                 |
|  | Fan Coil - 2 Pipe      | 5%                    |                          |                           | 2030           | \$696,300             | 1                  | \$11,700        |
| Heat Rejection   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Dry Cooler             | 5%                    |                          |                           | 2030           | \$199,000             | 2                  | \$25,100        |
|  | Water Cooling Tower    | 95%                   |                          |                           | 2031           | \$2,639,000           | 2                  | \$689,700       |
| Ventilation  |                        |                       |                          |                           |                |                       |                    |                 |
| Distribution   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Ductwork/Diffusers     | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$402,200       |
| Exhaust Fans   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Interior               | 90%                   |                          |                           | 2030           | \$2,343,900           | 2                  | \$19,900        |
|  | Roof                   | 10%                   |                          |                           | 2030           | \$121,500             | 2                  | \$2,200         |
| Plumbing   |                        |                       |                          |                           |                |                       |                    |                 |
| H/C Water Piping   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Brass/Copper           | 30%                   |                          |                           | 2040           | **                    | 1                  |                 |
|  | Galvanized Steel       | 70%                   |                          |                           | 2035           | **                    | 1                  |                 |
| Water Heater   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Gas Fired              | 100%                  |                          |                           | 2028           | \$446,500             | 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                  | \$23,200        |
| Sewage Ejector(s)  |                        |                       |                          |                           |                |                       |                    |                 |
|  | Electric               | 100%                  |                          |                           | 2035           | **                    | 4                  | \$43,700        |
| Backflow Preventer   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Generic                | 100%                  |                          |                           | 2035           | **                    | 1                  | \$44,200        |
| Fixtures   |                        |                       |                          |                           |                |                       |                    |                 |
|  | Generic                | 100%                  |                          |                           |                |                       |                    |                 |
| Vertical Transport   |                        |                       |                          |                           |                |                       |                    |                 |
| Elevators  |                        |                       |                          |                           |                |                       |                    |                 |
|  | Geared Traction        | 100%                  |                          |                           | LIFE           | **                    |                    |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                        |                       |                          |                           |                |                       |                    |                 |
| <i>Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor</i> |                        |                       |                          |                           |                |                       |                    |                 |
| <i>Explanation : Nine Units</i>  |                        |                       |                          |                           |                |                       |                    |                 |
| Fire Suppression   |                        |                       |                          |                           |                |                       |                    |                 |
| Standpipe  |                        |                       |                          |                           |                |                       |                    |                 |
|  | Generic                | 100%                  |                          |                           | 2040           | **                    | 1-5                | \$377,200       |
| Sprinkler  |                        |                       |                          |                           |                |                       |                    |                 |
|  | Generic                | 100%                  |                          |                           | 2040           | **                    | 1-2                | \$202,100       |

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

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

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$96,200              | \$197,300             |
| Interior Architecture | \$3,634,800           | \$1,310,500           |
| Electrical            | \$56,200              | \$1,186,500           |
| Mechanical            | \$337,900             | \$6,579,800           |
| <b>Total</b>          | <b>\$4,125,200</b>    | <b>\$9,274,200</b>    |
| Importance Code A     | \$96,200              | \$197,300             |
| Importance Code B     | \$2,813,500           | \$8,830,000           |
| Importance Code C     | \$1,215,500           | \$246,900             |
| <b>Total</b>          | <b>\$4,125,200</b>    | <b>\$9,274,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>     |
|-----------------------|------------------|------------------|------------------|--------------------|
| Exterior Architecture | \$23,300         |                  | \$86,800         |                    |
| Interior Architecture | \$41,300         | \$17,000         | \$24,300         | \$923,600          |
| Electrical            | \$33,700         | \$6,300          | \$32,100         | \$7,800            |
| Mechanical            | \$39,500         | \$37,800         | \$39,000         | \$50,800           |
| Elevators/Escalators  | \$74,000         | \$74,000         | \$74,000         | \$74,000           |
| <b>Total</b>          | <b>\$211,800</b> | <b>\$135,100</b> | <b>\$256,300</b> | <b>\$1,056,100</b> |
| Importance Code A     | \$31,100         |                  | \$87,400         |                    |
| Importance Code B     | \$180,700        | \$135,100        | \$168,900        | \$1,056,100        |
| <b>Total</b>          | <b>\$211,800</b> | <b>\$135,100</b> | <b>\$256,300</b> | <b>\$1,056,100</b> |



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

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

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

**Asset # : 49**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 5%         |                   |                | 2049               | **             | 10          | \$29,800       |          |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$76,400       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 30%        |                   |                | LIFE               | **             | 5           | \$57,300       |          |
| Masonry: Limestone  | 15%        |                   |                | LIFE               | **             | 5           | \$28,600       |          |
| Metal Panel   | 5%         |                   |                | 2039               | **             | 5-10        | \$87,500       |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$9,500        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Columns At Corner</i>                                     |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 5%         |                   |                | 2034               | **             | 5           | \$31,800       |          |
| Window Wall   | 5%         |                   |                | 2049               | **             | 5           | \$47,700       |          |
| <b>Windows</b>  |            |                   |                |                    |                |             |                |          |
| Aluminum  | 87%        |                   |                | 2051               | **             | 5           | \$63,600       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Glass Block   | 10%        |                   |                | LIFE               | **             | 5           | \$4,600        |          |
| Metal Louvers   | 3%         |                   |                | 2038               | **             | 10          | \$13,700       |          |
| <b>Parapets</b>   |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$6,800        |          |
| Copper/Terne  | 20%        |                   |                | 2049               | **             | 5           | \$8,500        |          |
| Masonry: Brick  | 52%        |                   |                | LIFE               | **             | 5           | \$4,600        |          |
| Metal Rail  | 15%        | Now               | \$12,400       | 2034               | **             | 5           | \$9,400        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Fourteenth Floor Roof</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Fourteenth Floor Roof</i>                            |            |                   |                |                    |                |             |                |          |
| Slate   | 3%         | Now               | \$7,000        | LIFE               | **             | 5           | \$300          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 10%        |                   |                | 2044               | **             | 10          | \$16,100       |          |
| Metal Panel   | 5%         | Now               | \$42,700       | 2049               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Appurtenances</i>                                    |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 83%        |                   |                | 2034               | **             | 10          | \$53,500       |          |
| Skylight, Metal/Glass   | 2%         |                   |                | 2049               | **             | 10          | \$4,300        |          |
| <b>Soffits</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         | Now               | \$3,900        | LIFE               | **             | 5           | \$600          |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Underside Of Roof Appurtenance</i>                        |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 95%        |                   |                | 2034               | **             | 5           | \$5,600        |          |

**Interior**

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

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

**Asset # : 49**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 15%        |                   |                | 2025               | \$875,000      | 3           | \$116,600      |          |
| Cast in Place Concrete   | 10%        | Now               | \$95,100       | LIFE               | **             | 5           | \$85,000       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2038               | **             | 5           | \$19,400       |          |
| Mosaic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$48,600       |          |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$30,400       |          |
| Vinyl Tile   | 15%        | Now               | \$582,900      | 2039               | **             | 3           | \$21,900       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>       |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 25%        |                   |                | 2034               | **             | 3           | \$48,600       |          |
| Vinyl Tile 9" X 9"   | 15%        |                   |                | 2029               | \$755,100      | 3           | \$21,900       |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Gypsum Board   | 25%        |                   |                | LIFE               | **             | 5           | \$112,200      |          |
| Masonry: Brick   | 10%        | Now               | \$686,000      | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 50%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 15%        | Now               | \$529,400      | LIFE               | **             | 5           | \$33,700       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>       |            |                   |                |                    |                |             |                |          |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$101,000      |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 15%        |                   |                | 2034               | **             | 5           | \$72,900       |          |
| AcousTileSusp.Lay-In   | 20%        |                   |                | 2046               | **             | 5           | \$77,700       |          |
| Exposed Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$3,000        |          |
| Masonry:Vault Struct   | 15%        | Now               | \$1,255,100    | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corroded Steel Members</i>                          |            |                   |                |                    |                |             |                |          |
| Plaster  | 15%        | Now               | \$449,900      | LIFE               | **             | 5           | \$36,400       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Fifteenth, Sixteenth, And Seventeenth Floors</i>       |            |                   |                |                    |                |             |                |          |
| Plaster  | 30%        |                   |                | LIFE               | **             | 5           | \$72,900       |          |

Site Enclosure

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

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

**Asset # : 49**

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2049

\*\*

*Deteriorated Finish, Extent : Light, Area Affected : 100%*

*Location : Metal Rail*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2042

\*\*

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

Under 600 Volts

Service Equipment

Fused Knife Sw

50%

2039

\*\*

5

\$600

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

*Location : Sub-basement*

*Explanation : One Main Service Switch Rated At 4,000 Amperes In Building 253*

Fused Knife Sw

50%

2039

\*\*

5

\$600

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

*Location : Sub-basement*

*Explanation : One Main Service Switch Rated At 5,000 Amperes In Building 253*

Switchgear / Switchboard

Fused Disc Sw

100%

2039

\*\*

5

\$1,100

Raceway

Conduit

100%

2059

\*\*

1

Panelboards

Fused Disc Sw

20%

2037

\*\*

5

\$1,200

Fused Toggle Switch

10%

0-2

\$56,200

2054

\*\*

5

\$300

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

*Location : Basement*

Molded Case Bkrs

70%

2037

\*\*

5

\$4,800

Wiring

Braided Cloth

2%

2-4

\$22,900

2054

\*\*

1

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

*Location : Throughout The Building*

Thermoplastic

98%

2049

\*\*

1

Motor Controllers

Locally Mounted

100%

2034

\*\*

5

\$1,700

Ground

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

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

**Asset # : 49**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : In Building 253</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : In Building 256</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 60%               |                          |                       | 2029                      | \$1,043,600           | 10                 | \$142,900             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2034                      | **                    | 10                 | \$23,800              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 30%               |                          |                       | 2037                      | **                    | 10                 | \$18,800              |                 |
| Exit, LED  | 10%               |                          |                       | 2064                      | **                    | 1                  |                       |                 |
| Exit, Battery  | 30%               |                          |                       | 2037                      | **                    | 10                 | \$5,300               |                 |
| Under Construction   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2034                      | **                    | 1                  | \$19,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby, Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Cameras</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2037                      | **                    | 1-3                | \$49,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

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

**Asset # : 49**

| <b>Mechanical</b>                     |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>          | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                        |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                         |                   |                          |  |                           |                       |                    |                       |                 |
| Utility Steam                         | 100%              | Now                      | \$2,000  | 2039                      | **                    | 1                  |                       |                 |
|                                       |                   |                          | <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>            |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Location : Valve In Sub-basement</i>                                |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Location : Murray Street</i>  |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Explanation : From Con Edison</i>                                   |                           |                       |                    |                       |                 |
| Conversion Equipment                  |                   |                          |  |                           |                       |                    |                       |                 |
| Pres. Reducing Valve/LP Steam         | 100%              |                          |  | 2032                      | **                    | 5                  | \$15,400              |                 |
| <b>Distribution</b>                   |                   |                          |  |                           |                       |                    |                       |                 |
| Steam Piping/Pump                     | 100%              | Now                      | \$63,200   | 2029                      | \$1,264,600           |                    |                       |                 |
|                                       |                   |                          | <i>Corroded, Extent : Severe, Area Affected : 20%</i>                  |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Location : Sub-basement</i>   |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Convactor/Radiator Under Construction | 70%               |                          |  | 2027                      | \$1,071,700           | 1                  | \$58,700              |                 |
|                                       | 30%               |                          |  |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i>           |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i> |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Explanation : Under Construction</i>                                |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Energy Source                         |                   |                          |  |                           |                       |                    |                       |                 |
| Electricity                           | 100%              |                          |  | 2037                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>           |                   |                          |  |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling           | 20%               |                          |  | 2027                      | \$2,138,600           | 2                  | \$3,200               |                 |
| Window/Wall Unit                      | 20%               |                          |  | 2024                      | \$119,200             | 1                  |                       |                 |
| No Component                          | 30%               |                          |  |                           |                       |                    |                       |                 |
| Under Construction                    | 30%               |                          |  |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i>           |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i> |                           |                       |                    |                       |                 |
|                                       |                   |                          | <i>Explanation : Under Construction</i>                                |                           |                       |                    |                       |                 |
| <b>Distribution</b>                   |                   |                          |  |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump                | 30%               |                          |  | 2039                      | **                    | 4                  | \$5,800               |                 |
| CW & CHW Wtr Pipe/Pump                | 10%               |                          |  | 2049                      | **                    | 4                  | \$1,300               |                 |
| No Component                          | 60%               |                          |  |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                          | 70%               |                          |  |                           |                       |                    |                       |                 |
| Under Construction                    | 30%               |                          |  |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>                 |                   |                          |  |                           |                       |                    |                       |                 |
| Water Cooling Tower                   | 30%               |                          |  | 2027                      | \$227,900             | 2                  | \$78,400              |                 |
| No Component                          | 70%               |                          |  |                           |                       |                    |                       |                 |
| <b>Ventilation</b>                    |                   |                          |  |                           |                       |                    |                       |                 |

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

**Asset # : 49**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 70%               |                          |                       | LIFE                      | **                    | 2-5                | \$101,400             |                 |
| Under Construction   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Second, Eleven, Twelve, Thirteen Floors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 98%               | Now                      | \$99,700              | 2029                      | \$997,100             | 2                  | \$6,200               |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilet Exhaust Fans</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof   | 2%                |                          |                       | 2034                      | **                    | 2                  | \$200                 |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 80%               |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| Galvanized Steel   | 20%               | Now                      | \$12,500              | 2027                      | \$251,000             | 1                  |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired  | 100%              |                          |                       | 2029                      | \$455,400             | 4                  | \$25,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building 256</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Construction</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible  | 50%               |                          |                       | 2029                      | \$21,800              | 4                  | \$2,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Building 253</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible  | 50%               |                          |                       | 2024                      | \$21,800              | 4                  | \$2,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Building 256</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backflow Preventer</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2029                      | \$72,700              | 1                  | \$15,900              |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Two Units From Basement To 14th Floor, Two Units From 1st To 14th Floor, One Unit From Sub-basement, Basement To 1st Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Five Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 49**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                      | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression  | Standpipe             |                       |   |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |   |                           | 2039           | **                    | 1-5                | \$130,900             |
|                   | Sprinkler             |                       |   |                           |                |                       |                    |                       |
|                   | No Component          | 50%                   |   |                           |                |                       |                    |                       |
|                   | Generic               | 50%                   |   |                           | 2049           | **                    | 1-2                | \$36,400              |
|                   |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 15%</i> |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Location : Sub-basement, Basement, 1st Floor</i>           |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Explanation : Part Of The Building Only</i>                |                           |                |                       |                    |                       |
| Fire Pump         | No Component          | 50%                   |   |                           |                |                       |                    |                       |
|                   | Generic               | 50%                   |   |                           | 2042           | **                    | 1                  | \$24,300              |
|                   |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 50%</i> |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Location : Sub-basement At 256 Broadway</i>                |                           |                |                       |                    |                       |
|                   |                       |                       | <i>Explanation : Serves Both Buildings</i>                    |                           |                |                       |                    |                       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,530,900           | \$740,300             |
| Interior Architecture | \$5,295,100           | \$30,319,400          |
| Electrical            | \$812,900             | \$1,583,400           |
| Mechanical            | \$5,307,100           | \$4,292,700           |
| <b>Total</b>          | <b>\$12,945,900</b>   | <b>\$36,935,800</b>   |
| Importance Code A     | \$2,098,300           | \$797,200             |
| Importance Code B     | \$10,735,100          | \$36,101,200          |
| Importance Code C     | \$112,500             | \$37,400              |
| <b>Total</b>          | <b>\$12,945,900</b>   | <b>\$36,935,800</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>     |
|-----------------------|--------------------|------------------|------------------|--------------------|
| Exterior Architecture |                    | \$8,800          |                  | \$30,600           |
| Interior Architecture | \$927,500          |                  |                  | \$940,800          |
| Electrical            | \$27,900           | \$39,000         | \$40,700         | \$31,900           |
| Mechanical            | \$108,900          | \$169,400        | \$136,700        | \$169,100          |
| Site Pavements        | \$12,100           |                  |                  |                    |
| Elevators/Escalators  | \$106,600          | \$106,600        | \$106,600        | \$106,600          |
| <b>Total</b>          | <b>\$1,183,000</b> | <b>\$323,800</b> | <b>\$284,000</b> | <b>\$1,279,000</b> |
| Importance Code A     | \$1,600            | \$38,900         | \$30,100         | \$61,400           |
| Importance Code B     | \$1,156,400        | \$284,800        | \$253,900        | \$1,217,700        |
| Importance Code C     | \$25,000           |                  |                  |                    |
| <b>Total</b>          | <b>\$1,183,000</b> | <b>\$323,800</b> | <b>\$284,000</b> | <b>\$1,279,000</b> |



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2043**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$138,100      |          |
| Masonry: Brick  | 78%        | Now               | \$450,700      | LIFE               | **             | 5           | \$275,700      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Below 4th Floor Window On West Side</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th And 9th Floors West Side And Throughout</i>         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 10%        | Now               | \$232,200      | LIFE               | **             | 5           | \$26,500       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : At Southeast And Southwest Corners</i>                  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 2%         |                   |                | 2050               | **             | 5-10        | \$48,600       |          |
| Granite Panels  | 2%         | Now               | \$40,600       | LIFE               | **             | 5           | \$5,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Along South And East Side</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Base Of Building</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Building Base On West Facade</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Building Base On West Facade</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade</i>   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 2%         |                   |                | 2043               | **             | 5           | \$17,700       |          |
| Window Wall   | 1%         |                   |                | 2050               | **             | 5           | \$13,300       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 90%        | Now               | \$585,600      | 2046               | **             | 5           | \$32,200       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Weather Strip Missing, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Steel   | 10%        | Now               | \$81,100       | 2038               | **             | 5           | \$44,800       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Level And Ground Level Along Pearl Street</i> |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Level And Ground Level Along Pearl Street</i> |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 15%        |                   |                | LIFE               | **             | 5           | \$11,300       |          |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$7,300        |          |
| Metal Rail  | 10%        |                   |                | 2035               | **             | 5-10        | \$17,600       |          |

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

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

**Asset # : 2043**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |           |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |           |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               |                |             | **             |           |
| Copper/Terne  | 75%        | 0-2               | \$91,400       | 2058               |                |             | **             |           |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |           |
| <i>Location : Into Penthouse</i>                                      |            |                   |                |                    |                |             |                |           |
| Modified Bitumen  | 20%        | Now               | \$49,300       | 2030               | \$246,300      |             |                |           |
| <i>Blisters, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |           |
| <i>Location : 10th Floor Roof</i>                                     |            |                   |                |                    |                |             |                |           |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <hr/>   |            |                   |                |                    |                |             |                |           |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |           |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |           |
| Carpet  | 30%        | 0-2               | \$902,500      | 2029               | \$18,050,300   | 3           | \$1,957,800    |           |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               |                | **          | 5              | \$951,700 |
| <i>Paint Peeling, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |           |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |           |
| Ceramic Tile  | 3%         | Now               | \$274,100      | 2033               |                | **          | 5              | \$65,300  |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Marble Panels   | 2%         |                   |                | LIFE               |                | **          | 5              | \$65,300  |
| Terrazzo  | 2%         |                   |                | LIFE               |                | **          | 5              | \$68,000  |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |           |
| <i>Location : Entrance</i>  |            |                   |                |                    |                |             |                |           |
| Vinyl Tile  | 43%        | 0-2               | \$861,700      | 2030               | \$17,233,700   | 3           | \$701,500      |           |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Patching Evident, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Vinyl Tile 9" X 9"  | 10%        | Now               | \$1,557,700    | 2035               |                | **          | 3              | \$163,100 |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |           |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |           |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |           |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |           |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |           |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |           |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |           |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |           |

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

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

**Asset # : 2043**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        | Now               | \$112,500      | LIFE               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Vault In Basement</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room And Basement</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room And Basement</i>                             |            |                   |                |                    |                |             |                |          |
| Glass: Single Pane   | 5%         |                   |                | LIFE               |                | **          | \$6,200        |          |
| Gypsum Board   | 38%        |                   |                | LIFE               |                | **          | \$37,400       |          |
| Masonry: Brick   | 10%        |                   |                | LIFE               |                | **          |                |          |
| Marble Panels  | 2%         |                   |                | LIFE               |                | **          |                |          |
| Plaster  | 35%        | Now               | \$25,000       | LIFE               |                | **          | \$17,200       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th And 9th Floor And At Various Offices On Other Floors</i> |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 25%        | Now               | \$953,200      | 2028               | \$9,532,400    | 5           | \$679,800      |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor Above Hung Ceiling</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse And Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 40%        | Now               | \$762,600      | 2043               |                | **          | \$870,100      |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse 9th Floor And Various Locations Throughout</i>     |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse 9th Floor And Various Locations Throughout</i>     |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse 9th Floor And Various Locations Throughout</i>     |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 5%         |                   |                | LIFE               |                | **          | \$34,000       |          |
| Plaster  | 25%        | Now               | \$773,300      | LIFE               |                | **          | \$679,800      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs At Penthouse</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs At Penthouse</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs At Penthouse</i>                                      |            |                   |                |                    |                |             |                |          |
| Plaster  | 5%         |                   |                | LIFE               |                | **          | \$136,000      |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       | 4+                | \$12,100       | 2043               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2043**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 75%               |                          |                       | 2050                      | **                    | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 4,000 Ampere Units And One 2,000 Ampere Unit</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 25%               |                          |                       | 2030                      | \$56,900              | 5                  | \$300                 |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2043                      | **                    | 5                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Various Sizes</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2050                      | **                    | 5                  | \$8,400               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 80%               |                          |                       | 2030                      | \$546,500             | 1                  |                       |                 |
| Conduit   | 20%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 20%               |                          |                       | 2038                      | **                    | 5                  | \$1,700               |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2046                      | **                    | 5                  | \$6,700               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 30%               | 2-4                      | \$316,700             | 2055                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 30%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 40%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 70%               |                          |                       | 2043                      | **                    | 5                  | \$1,500               |                 |
| Motor Control Center  | 25%               |                          |                       | 2043                      | **                    | 5                  | \$2,200               |                 |
| Variable Frequency Drive  | 5%                |                          |                       | 2043                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 12th Floor Mechanical Room</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Variable Frequency Drives Observed</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              | 2-4                      | \$10,300              | LIFE                      | **                    | 5                  | \$4,700               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main Basement</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              | 4+                       | \$9,700               | 2050                      | **                    | 1                  | \$88,600              |                 |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Transfer Switch Is New And Not Connected</i>         |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**345 ADAMS OFFICE BUILDING FORMER KINGS CIVIL COURT**

**Asset # : 2043**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel  | 100%              | Now                      | \$7,900               | 2039                      | **                    | 1                  | \$111,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Pump Room Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 41 Kilovolt-ampere Unit</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid   | 100%              |                          |                       | 2023                      | \$1,600               | 5                  | \$11,900              |                 |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank  | 50%               |                          |                       | 2029                      | \$12,600              | 5                  | \$29,700              |                 |
| Main Tank   | 50%               |                          |                       | 2033                      | **                    | 5                  | \$4,700               |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 100%              |                          |                       | 2035                      | **                    | 10                 | \$293,500             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 10%               |                          |                       | 2030                      | \$17,100              | 1                  |                       |                 |
| Exit, LED   | 90%               |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 20%               | Now                      | \$130,900             | 2030                      | \$261,900             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Perimeter</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Out Of Service Because Of New Ground Floor Commercial Stores</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog   | 20%               | Now                      | \$71,800              | 2030                      | \$718,200             | 1-3                | \$35,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : System Stays In Trouble Mode Due To Battery Failure</i>          |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

**Asset # : 2043**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Plate & Frame                                   | 10%               |                          |                       | 2039                      | **                    | 1                  | \$15,800              |                 |
| Steam Boiler  | 90%               | Now                      | \$567,400             | 2043                      | **                    | 1                  | \$256,700             |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 30%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 50%               |                          |                       | 2038                      | **                    | 4                  | \$11,800              |                 |
| Central Plant Steam Piping/Pmp                                  | 50%               |                          |                       | 2040                      | **                    | 4                  | \$7,900               |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 20%               | Now                      | \$18,300              | 2025                      | \$913,200             | 1                  | \$35,600              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 3%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Compressor And Air Dryer</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Pneumatic Control System</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 10%               |                          |                       | 2035                      | **                    | 1                  | \$19,800              |                 |
| Convactor/Radiator  | 50%               |                          |                       | 2035                      | **                    | 1                  | \$51,700              |                 |
| Fan Coil Unit/Heat  | 20%               |                          |                       | 2030                      | \$972,700             | 1                  | \$20,700              |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller                                       | 90%               |                          |                       | 2039                      | **                    | 1                  | \$311,700             |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Units</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling                                     | 5%                | 0-2                      | \$13,100              | 2030                      | \$131,500             | 2                  | \$800                 |                 |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Out Of 2 Units Not Working In The Roof</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 5%                |                          |                       | 2035                      | **                    |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 80%               |                          |                       | 2030                      | \$316,900             | 4                  | \$18,900              |                 |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       |                 |

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

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

**Asset # : 2043**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 90%               | Now                      | \$327,800             | 2025                      | \$3,277,700           | 1                  | \$160,300             |                 |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 6th Floor</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 4 Pipe   | 5%                |                          |                       | 2030                      | \$380,100             | 1                  | \$5,200               |                 |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 90%               |                          |                       | 2031                      | \$1,109,100           | 2                  | \$289,800             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Adjacent Building</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cooling Tower</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$178,400             |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 80%               |                          |                       | 2030                      | \$924,200             | 2                  | \$7,800               |                 |
| Roof  | 20%               |                          |                       | 2025                      | \$107,800             | 2                  | \$2,000               |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel  | 100%              | 0-2                      | \$71,200              | 2035                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 5%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric  | 2%                |                          |                       | 2025                      | \$5,700               | 4                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 12th Floor</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 40 Gallon Tank</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired   | 98%               |                          |                       | 2028                      | \$194,100             | 2                  | \$4,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 250 Gallon Tank</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible   | 100%              |                          |                       | 2030                      | \$49,500              | 4                  | \$10,100              |                 |
| <b>Sewage Ejector(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric  | 100%              |                          |                       | 2030                      | \$93,500              | 4                  | \$19,100              |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2043**

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

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : 70 MULBERRY ST.  
**Address** : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DCAS010.000 / 14539 **Yr Built/Renovated** : 1900 / 2015  
**Area Sq Ft** : 42,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Nov-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 200 **Lot** : 1 **BIN** : 1066494

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$309,600             | \$36,800              |
| Interior Architecture | \$742,800             |                       |
| Electrical            | \$127,600             | \$556,500             |
| Mechanical            | \$394,700             | \$997,000             |
| <b>Total</b>          | <b>\$1,574,700</b>    | <b>\$1,590,300</b>    |
| Importance Code A     | \$309,600             | \$36,800              |
| Importance Code B     | \$1,025,700           | \$1,553,500           |
| Importance Code C     | \$239,400             |                       |
| <b>Total</b>          | <b>\$1,574,700</b>    | <b>\$1,590,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$37,000         |                 |                 | \$100           |
| Interior Architecture | \$49,400         | \$15,200        | \$2,900         | \$2,900         |
| Electrical            | \$32,300         | \$1,300         | \$2,000         | \$1,300         |
| Mechanical            | \$12,300         | \$27,800        | \$10,100        | \$31,900        |
| Site Enclosure        | \$10,100         |                 |                 |                 |
| Site Pavements        | \$5,600          |                 |                 |                 |
| <b>Total</b>          | <b>\$146,800</b> | <b>\$44,400</b> | <b>\$15,000</b> | <b>\$36,200</b> |
| Importance Code A     | \$41,200         | \$4,200         | \$4,200         | \$4,400         |
| Importance Code B     | \$90,100         | \$40,200        | \$7,900         | \$31,800        |
| Importance Code C     | \$15,400         |                 | \$2,900         |                 |
| <b>Total</b>          | <b>\$146,800</b> | <b>\$44,400</b> | <b>\$15,000</b> | <b>\$36,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 70%        |                   |                | LIFE               | **             | 5           | \$36,800       |          |
| Masonry: Brownstone  | 15%        | Now               | \$81,100       | LIFE               | **             | 5           | \$5,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : South And West Facades</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : South And West Facades</i>                               |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 5%         | Now               | \$24,700       | LIFE               | **             | 5           | \$2,000        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Foundation</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Foundation</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 5%         | Now               | \$6,200        | LIFE               | **             | 5           | \$2,000        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Head Lintels</i>                                  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 5%         | Now               | \$6,200        | 2040               | **             | 5           | \$4,900        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Fire Escapes At East Façade</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Fire Escapes At East And West Facades</i>       |            |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       | Now               | \$228,500      | 2046               | **             | 5           | \$12,600       |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 85%        |                   |                | LIFE               | **             | 5           |                |          |
| Metal Rail   | 5%         |                   |                | 2035               | **             | 5-10        |                |          |
| Metal Security Bars  | 3%         |                   |                | 2045               | **             |             |                |          |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           |                |          |
| Stucco Cement  | 5%         |                   |                | 2043               | **             | 5           |                |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle  | 50%        |                   |                | 2033               | **             | 10          |                |          |
| Modified Bitumen   | 35%        |                   |                | 2035               | **             | 10          | \$100          |          |
| Skylight, Metal/Glass  | 10%        |                   |                | 2050               | **             | 10          | \$100          |          |
| Skylight, Plastic  | 5%         |                   |                | 2043               | **             | 1           |                |          |

**Interior**

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

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

| Architecture   | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior Floors  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 15%            | Now               | \$6,400        | LIFE               | **             | 5           | \$25,000       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>           |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |                |                   |                |                    |                |             |                |          |
| Mosaic Tile  | 5%             |                   |                | 2043               | **             | 5           | \$9,500        |          |
| Quarry Tile  | 5%             |                   |                | 2043               | **             | 5           | \$5,700        |          |
| Slate  | 5%             |                   |                | LIFE               | **             | 5           | \$4,000        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |                |                   |                |                    |                |             |                |          |
| <i>Explanation : Stone Floor Finish</i>                                |                |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 15%            | Now               | \$10,500       | 2035               | **             | 3           | \$4,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Cafeteria</i>                                       |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Main Cafeteria</i>                                       |                |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"   | 15%            | Now               | \$40,900       | 2025               | \$136,200      | 3           | \$4,300        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms Located On Floors 4 And 5</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms Located On Floors 4 And 5</i>                 |                |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 15%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : Classrooms Located On Floors 4 And 5</i>                 |                |                   |                |                    |                |             |                |          |
| Wood   | 40%            | Now               | \$326,300      | 2033               | **             | 5           | \$28,500       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : 4th And 5th Floors</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>             |                |                   |                |                    |                |             |                |          |
| <i>Location : 4th And 5th Floors</i>                                   |                |                   |                |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2039               | **             | 5           | \$5,800        |          |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5           | \$10,500       |          |
| Masonry: Brick  | 10%        | Now               | \$98,100       | LIFE               | **             |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Plaster   | 70%        | Now               | \$141,300      | LIFE               | **             | 5           | \$24,400       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Kitchen</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th &amp; 5th Floor</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2043               | **             | 5           | \$15,200       |          |
| Embossed Metal  | 45%        |                   |                | LIFE               | **             | 5           | \$15,400       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 1%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$4,800        |          |
| Plaster   | 30%        | Now               | \$32,500       | LIFE               | **             | 5           | \$14,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th And 5th Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th And 5th Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>   |            |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>  |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       |                   |                | 2065               | **             |             |                |          |
| <b>Free Standing Walls</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 100%       | Now               | \$10,100       | 2040               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Rear Yard</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Rear Yard</i>   |            |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>   |            |                   |                |                    |                |             |                |          |
| <b>Public Sidewalk</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$300          | 2035               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : By Hydrant On Mulberry Street</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Mulberry Street Side</i>                                |            |                   |                |                    |                |             |                |          |

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

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

## Site Pavements

## On-Site Walkways

|                        |     |     |         |      |    |  |  |  |
|------------------------|-----|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 65% |     |         | 2035 | ** |  |  |  |
| Pavers/Stone           | 35% | Now | \$5,300 | 2033 | ** |  |  |  |

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

*Location : Entry Stairs On Mulberry Street*

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

*Location : At All Entry Stairs*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |  |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2040 | ** | 5 | \$200 |  |
|---------------|------|--|--|------|----|---|-------|--|

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

*Location : Basement*

*Explanation : Two 400 Ampere Main Disconnect Switches*

## Raceway

|         |      |  |  |      |          |   |  |  |
|---------|------|--|--|------|----------|---|--|--|
| Conduit | 100% |  |  | 2030 | \$94,300 | 1 |  |  |
|---------|------|--|--|------|----------|---|--|--|

## Panelboards

|                  |     |  |  |      |          |   |         |  |
|------------------|-----|--|--|------|----------|---|---------|--|
| Fused Disc Sw    | 10% |  |  | 2029 | \$9,700  | 5 | \$100   |  |
| Molded Case Bkrs | 90% |  |  | 2029 | \$87,500 | 5 | \$1,000 |  |

## Wiring

|               |      |    |           |      |    |   |  |  |
|---------------|------|----|-----------|------|----|---|--|--|
| Braided Cloth | 100% | 4+ | \$127,600 | 2055 | ** | 1 |  |  |
|---------------|------|----|-----------|------|----|---|--|--|

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

*Location : Throughout*

## Motor Controllers

|                 |      |  |  |      |          |   |       |  |
|-----------------|------|--|--|------|----------|---|-------|--|
| Locally Mounted | 100% |  |  | 2028 | \$32,000 | 5 | \$300 |  |
|-----------------|------|--|--|------|----------|---|-------|--|

## Ground

## Grounding Devices

|         |      |     |          |      |    |   |       |  |
|---------|------|-----|----------|------|----|---|-------|--|
| Generic | 100% | 2-4 | \$10,300 | LIFE | ** | 5 | \$600 |  |
|---------|------|-----|----------|------|----|---|-------|--|

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

*Location : Basement*

*Explanation : Corroded*

## Lighting

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                  | 40%               |                          |                       | 2030                      | \$103,700             | 10                 | \$15,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 50%               |                          |                       | 2030                      | \$129,600             | 10                 | \$19,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 50%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lamps</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 10%               |                          |                       | 2035                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Stairwell</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Observed</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Battery                             | 50%               |                          |                       | 2030                      | \$30,700              | 10                 | \$5,100               |                 |
| Exit, Battery   | 50%               |                          |                       | 2030                      | \$26,000              | 10                 | \$1,400               |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 20%               | Now                      | \$17,200              | 2030                      | \$34,400              |                    |                       |                 |
| <i>Not in Service, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior Egress Stairs</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               | 4+                       | \$4,100               | 2035                      | **                    | 1                  | \$4,200               |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2030                      | \$141,400             | 1-3                | \$7,800               |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas                                      | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 100%              |                          |                       | 2035                      | **                    | 1                  | \$41,600              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump   | 100%              | Now                      | \$56,500              | 2030                      | \$188,500             |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5th Floor And Basement Return Line</i>              |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |   |                       |                           |                       |                    |                       |                 |
| Terminal Devices             |                   |   |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator           | 100%              |   |                       | 2028                      | \$228,200             | 1                  | \$13,600              |                 |
| <b>Air Conditioning</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |   |                       |                           |                       |                    |                       |                 |
| Electricity                  | 100%              |   |                       | 2038                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling  | 25%               |   |                       | 2028                      | \$398,400             | 2                  | \$600                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Units</i>                                    |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling  | 10%               |   |                       | 2030                      | \$34,500              | 2                  | \$300                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 20%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor Extension Roof</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 1 Unit For 2nd Floor</i>                       |                       |                           |                       |                    |                       |                 |
| Split Unit                   | 20%               |   |                       | 2030                      | \$182,000             |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 20%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor Roof And Upper Roof</i>                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Serves 3rd Floor And 1st Floor</i>             |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit             | 25%               |   |                       | 2023                      | \$22,200              | 1                  |                       |                 |
| No Component                 | 20%               |   |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers           | 20%               |   |                       | LIFE                      | **                    | 2                  | \$10,900              |                 |
| No Component                 | 80%               |   |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers           | 50%               |   |                       | LIFE                      | **                    | 2-5                | \$11,700              |                 |
| No Component                 | 50%               |   |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Roof                         | 25%               |   |                       | 2030                      | \$17,700              | 2                  | \$300                 |                 |
| No Component                 | 75%               |   |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 5%                |   |                       | 2050                      | **                    | 1                  |                       |                 |
| Galvanized Steel             | 95%               | 4+  | \$106,600             | 2035                      | **                    | 1                  |                       |                 |
|                              |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 95%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Risers Original To Buildings</i>                  |                       |                           |                       |                    |                       |                 |
| <b>Water Heater</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Gas Fired                    | 100%              |   |                       | 2025                      | \$26,000              | 2                  | \$600                 |                 |
| <b>Sanitary Piping</b>       |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              | 4+  | \$187,200             | LIFE                      | **                    | 1                  |                       |                 |
|                              |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 80%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Risers Original To Buildings</i>                  |                       |                           |                       |                    |                       |                 |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**70 MULBERRY ST.**  
**Asset # : 14539**

| <b>Mechanical</b>   |                                 | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|---------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b>           | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>   |                                 |                       |                          |                           |                |                       |                    |                       |
|   | Storm Drain Piping<br>Cast Iron | 100%                  | 4+                       | \$44,400                  | LIFE           | **                    | 1                  |                       |
| <i>On Extended Life, Extent : Moderate, Area Affected : 80%</i> |                                 |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Risers Original To Buildings</i>                  |                                 |                       |                          |                           |                |                       |                    |                       |
|   | Sump Pump(s)<br>Non-Submersible | 100%                  | 4+                       | \$6,500                   | 2040           | **                    | 4                  | \$900                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 20%</i> |                                 |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                      |                                 |                       |                          |                           |                |                       |                    |                       |
| <b>Fixtures</b>   |                                 |                       |                          |                           |                |                       |                    |                       |
|   | Generic                         | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                                 |                       |                          |                           |                |                       |                    |                       |
|   | Chemical System<br>No Component | 99%                   |                          |                           |                |                       |                    |                       |
|   | Generic                         | 1%                    |                          |                           | 2025           | \$300                 | 1-3                |                       |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>    |                                 |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st Floor</i>                                     |                                 |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Kitchen Hood</i>                               |                                 |                       |                          |                           |                |                       |                    |                       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$44,800              | \$259,000             |
| Interior Architecture | \$175,400             | \$75,300              |
| Electrical            | \$70,300              | \$395,500             |
| Mechanical            |                       | \$1,355,900           |
| <b>Total</b>          | <b>\$290,500</b>      | <b>\$2,085,600</b>    |
| Importance Code A     | \$44,800              | \$299,100             |
| Importance Code B     | \$245,700             | \$1,711,300           |
| Importance Code C     |                       | \$75,300              |
| <b>Total</b>          | <b>\$290,500</b>      | <b>\$2,085,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$46,400         |                 |                 |                 |
| Interior Architecture | \$36,800         | \$5,100         |                 | \$6,200         |
| Electrical            | \$1,100          | \$700           | \$16,900        | \$900           |
| Mechanical            | \$7,500          | \$17,700        | \$29,600        | \$18,100        |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$101,600</b> | <b>\$33,400</b> | <b>\$56,400</b> | <b>\$35,100</b> |
| Importance Code A     | \$48,400         | \$2,000         | \$2,100         | \$2,000         |
| Importance Code B     | \$42,000         | \$27,800        | \$54,300        | \$33,100        |
| Importance Code C     | \$11,300         | \$3,700         |                 |                 |
| <b>Total</b>          | <b>\$101,600</b> | <b>\$33,400</b> | <b>\$56,400</b> | <b>\$35,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**ADMINISTRATION BUILDING**  
**Asset # : 13411**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$34,900       |          |
| Masonry: Brick   | 20%        | 2-4               | \$22,800       | LIFE               | **             | 5           | \$14,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity  | 65%        |                   |                | LIFE               | **             | 5           | \$45,400       |          |
| Stucco Cement  | 5%         | Now               | \$5,500        | 2034               | **             | 5           | \$4,400        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead</i>   |            |                   |                |                    |                |             |                |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead</i>   |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       | Now               | \$44,800       | 2045               | **             | 5           | \$4,900        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 5%         |                   |                | LIFE               | **             | 5           | \$1,700        |          |
| Concrete Masonry Unit  | 25%        |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side, Throughout</i>                               |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 20%        |                   |                | LIFE               | **             | 5           | \$900          |          |
| Masonry: Brick Cavity  | 40%        |                   |                | LIFE               | **             | 5           | \$1,800        |          |
| Metal: Cage/Fence  | 10%        | Now               | \$1,900        | 2034               | **             | 5           | \$1,400        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Balconies</i>  |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Metal, Corrugated  | 5%         | Now               | \$200          | 2034               | **             | 1           |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Over Play Area</i>                                  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 10%        | Now               | \$5,300        | 2029               |                |             | \$26,400       |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Roof Over Second Floor</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : West Roof Over Second Floor</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fascia Damage</i>                                     |            |                   |                |                    |                |             |                |          |
| Play Surface   | 85%        | 2-4               | \$10,700       | 2029               |                |             | \$213,500      |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel   | 100%       |                   |                | 2034               | **             | 10          |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$6,300               |                 |
| Ceramic Tile  | 5%                |                          |                       | 2038                      | **                    | 5                  | \$2,900               |                 |
| Quarry Tile   | 5%                | 4+                       | \$1,800               | 2042                      | **                    | 5                  | \$2,200               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile  | 85%               | Now                      | \$45,500              | 2039                      | **                    | 3                  | \$18,500              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 402, Basement Corridor</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 402, Basement Corridor</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2038                      | **                    | 5                  | \$7,400               |                 |
| Gypsum Board  | 85%               | 0-2                      | \$11,300              | LIFE                      | **                    | 5                  | \$75,300              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$4,400               |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 95%               | 4+                       | \$23,700              | 2042                      | **                    | 5                  | \$27,000              |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel  | 5%                | 0-2                      | \$129,900             | LIFE                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Beam In Mechanical Room</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2029                      | \$40,100              | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2029                      | \$158,800             | 5                  | \$200                 |                 |

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts   |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 95%               |                          |                       | 2029                      | \$89,600              | 1                  |                       |                 |
| Conduit   | 5%                |                          |                       | 2055                      | **                    | 1                  |                       |                 |
| Panelboards   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2028                      | \$4,900               | 5                  |                       |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2051                      | **                    | 5                  | \$1,000               |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2028                      | \$4,900               | 5                  | \$100                 |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 80%               |                          |                       | 2029                      | \$102,100             | 1                  |                       |                 |
| Thermoplastic   | 20%               |                          |                       | 2055                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2027                      | \$32,000              | 5                  | \$300                 |                 |
| Ground  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$600                 |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 50%               |                          |                       | 2037                      | **                    | 10                 | \$18,600              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 30%               |                          |                       | 2034                      | **                    | 10                 | \$11,100              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2037                      | **                    |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2034                      | **                    | 10                 | \$4,900               |                 |
| Exit, Service   | 50%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 50%               |                          |                       | 2024                      | \$70,300              | 2                  |                       |                 |
| LED   | 50%               |                          |                       | 2037                      | **                    |                    |                       |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2034                      | **                    | 1-3                | \$7,700               |                 |

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

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler                               | 100%              |                          |                       | 2034                      | **                    | 1                  | \$20,000              |                 |
| <i>Boiler Used For Hot Water, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump                                    | 100%              |                          |                       | 2037                      | **                    | 4                  | \$2,000               |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 50%               |                          |                       | 2029                      | \$289,000             | 1                  | \$12,500              |                 |
| Convactor/Radiator   | 50%               |                          |                       | 2034                      | **                    | 1                  | \$6,500               |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity   | 100%              |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Reciprocating<br>Compr/Chiller                 | 100%              |                          |                       | 2029                      | \$348,900             | 1                  | \$18,800              |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room Each Floor</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>CW & CHW Wtr<br>Pipe/Pump                              | 100%              |                          |                       | 2039                      | **                    | 4                  | \$3,000               |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Dir<br>Expansion   | 100%              |                          |                       | 2029                      | \$459,600             | 1                  |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 100%              |                          |                       | 2027                      | \$156,000             | 2                  | \$40,800              |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers                                     | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$22,600              |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 70%               |                          |                       | 2029                      | \$102,400             | 2                  | \$900                 |                 |
| Roof   | 30%               |                          |                       | 2029                      | \$20,500              | 2                  | \$400                 |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper                                       | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| Sanitary Piping<br>Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Non-Submersible  | 100%              |                          |                       | 2029                      | \$6,300               | 4                  | \$900                 |                 |
| Sewage Ejector(s)<br>Electric  | 100%              |                          |                       | 2024                      | \$11,800              | 4                  | \$1,600               |                 |
| Backflow Preventer<br>Generic  | 100%              |                          |                       | 2034                      | **                    | 1                  | \$2,500               |                 |

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

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

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$84,700              | \$96,900              |
| Interior Architecture | \$144,700             | \$76,700              |
| Electrical            | \$674,000             |                       |
| Mechanical            | \$95,700              | \$1,969,800           |
| <b>Total</b>          | <b>\$999,100</b>      | <b>\$2,143,400</b>    |
| Importance Code A     | \$84,700              | \$96,900              |
| Importance Code B     | \$806,500             | \$1,969,800           |
| Importance Code C     | \$107,900             | \$76,700              |
| <b>Total</b>          | <b>\$999,100</b>      | <b>\$2,143,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$55,700         | \$12,200        |                 | \$11,500        |
| Interior Architecture | \$168,500        | \$7,100         |                 | \$17,200        |
| Electrical            | \$3,300          | \$3,400         | \$2,700         | \$20,800        |
| Mechanical            | \$25,200         | \$9,500         | \$27,000        | \$9,000         |
| Elevators/Escalators  | \$9,900          | \$9,900         | \$9,900         | \$9,900         |
| <b>Total</b>          | <b>\$262,500</b> | <b>\$42,200</b> | <b>\$39,600</b> | <b>\$68,300</b> |
| Importance Code A     | \$59,700         | \$12,200        |                 | \$11,600        |
| Importance Code B     | \$178,400        | \$30,000        | \$39,600        | \$56,700        |
| Importance Code C     | \$24,500         |                 |                 |                 |
| <b>Total</b>          | <b>\$262,500</b> | <b>\$42,200</b> | <b>\$39,600</b> | <b>\$68,300</b> |



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 5%         |                   |                | 2065               | **             | 10          | \$5,700        |          |
| Masonry: Brick  | 15%        | Now               | \$5,200        | LIFE               | **             | 5           | \$7,300        |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Marble   | 55%        |                   |                | LIFE               | **             | 5           | \$20,100       |          |
| Metal Panel   | 5%         |                   |                | 2040               | **             | 5-10        | \$16,800       |          |
| Stucco Cement   | 20%        |                   |                | 2043               | **             | 5           | \$24,400       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 75%        | Now               | \$84,700       | 2046               | **             | 5           | \$8,600        |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Wood  | 25%        | Now               | \$25,300       | 2038               | **             | 5           | \$28,600       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Southwest Corner</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 25%        | 4+                | \$5,000        | 2050               | **             | 5           | \$2,400        |          |
| <i>Deformed/Dented, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$800          |          |
| Masonry: Marble   | 44%        |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Metal Panel   | 10%        |                   |                | 2040               | **             | 5           | \$1,500        |          |
| Metal Rail  | 1%         |                   |                | 2035               | **             | 5-10        | \$700          |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 15%        | Now               | \$1,100        | 2043               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Roof</i>                                      |            |                   |                |                    |                |             |                |          |
| Roll Roofing  | 70%        | Now               | \$1,900        | 2026               | \$96,900       | 5           | \$16,600       |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Southeast Corner</i>                                    |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 15%        | Now               | \$17,100       | 2040               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Large Dome</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Marble   | 100%       |                   |                | LIFE               | **             | 5           |                |          |

## Interior

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

| Architecture           |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior               |  |                   |                |                    |                |             |                |          |
| Floors                 |  |                   |                |                    |                |             |                |          |
| Carpet                 | 10%  |                   |                | 2026               | \$150,200      | 3           | \$12,500       |          |
| Carpet                 | 40%  | Now               | \$50,100       | 2029               | \$500,800      | 3           | \$50,000       |          |
|                        | <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Offices Throughout</i>                                   |                   |                |                    |                |             |                |          |
|                        | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i> |                   |                |                    |                |             |                |          |
|                        | <i>Location : Offices Throughout</i>                                   |                   |                |                    |                |             |                |          |
|                        | <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |                   |                |                    |                |             |                |          |
|                        | <i>Location : Offices Throughout</i>                                   |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 10%  | Now               | \$10,200       | LIFE               | **             | 5           | \$18,200       |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout Basement</i>                                  |                   |                |                    |                |             |                |          |
| Mosaic Tile            | 10%  | 2-4               | \$29,300       | 2035               | **             | 5           | \$10,400       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |                   |                |                    |                |             |                |          |
|                        | <i>Location : 1st Floor And Basement Corridors</i>                     |                   |                |                    |                |             |                |          |
| Marble Panels          | 10%  |                   |                | LIFE               | **             | 5           | \$6,300        |          |
| Slate                  | 5%   | 0-2               | \$17,100       | LIFE               | **             | 5           | \$4,400        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Vinyl Tile             | 5%   | Now               | \$2,100        | 2035               | **             | 3           | \$1,600        |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Wood                   | 10%  | 2-4               | \$8,100        | 2045               | **             | 5           | \$7,800        |          |
|                        | <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Interior Walls         |  |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 8%   | Now               | \$14,100       | LIFE               | **             |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Electrical Room In Sub-basement</i>                      |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone    | 2%   | Now               | \$6,100        | LIFE               | **             |             |                |          |
|                        | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Basement</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Water Penetration</i>                                 |                   |                |                    |                |             |                |          |
| Marble Panels          | 25%  | Now               | \$107,900      | LIFE               | **             |             |                |          |
|                        | <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Throughout</i>   |                   |                |                    |                |             |                |          |
| Plaster                | 10%  |                   |                | LIFE               | **             | 5           | \$2,300        |          |
| Plaster                | 30%  | Now               | \$4,300        | LIFE               | **             | 5           | \$6,900        |          |
|                        | <i>Cracking/Crumbling, Extent : Severe, Area Affected : 2%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Southeast Corner Of Library</i>                          |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>        |                   |                |                    |                |             |                |          |
|                        | <i>Location : Southeast Corner Of Library</i>                          |                   |                |                    |                |             |                |          |
| Wood                   | 25%  |                   |                | LIFE               | **             | 5           | \$76,700       |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 7%                |                          |                       | 2043                      | **                    | 5                  | \$5,800               |                 |
| Exposed Concrete  | 6%                | Now                      | \$9,500               | LIFE                      | **                    | 5                  | \$800                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Mechanical Room, Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Mechanical Room, Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Mechanical Room, Southeast Corner</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Temporary Supports In Place</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Susp Panels  | 10%               | Now                      | \$36,800              | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Courtroom Dome</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Louis Tiffany Dome. Ultra Premium.</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 32%               |                          |                       | LIFE                      | **                    | 5                  | \$33,400              |                 |
| Masonry: Marble   | 10%               |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Masonry:Vault Struct  | 5%                | Now                      | \$9,000               | LIFE                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 30%               | Now                      | \$8,700               | LIFE                      | **                    | 5                  | \$15,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Area</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Free Standing Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone   | 100%              |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Actual Material Is Marble</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone   | 100%              |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Areaways</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Actual Material Is Marble</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 60%               |                          |                       | 2043                      | **                    |                    |                       |                 |
| Masonry: Granite  | 40%               |                          |                       | LIFE                      | **                    |                    |                       |                 |

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

Under 600 Volts

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2050                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 3,000 Ampere Switches</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2050                      | **                    | 5                  | \$200                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2046                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs   | 90%               |                          |                       | 2046                      | **                    | 5                  | \$1,300               |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 25%               |                          |                       | 2047                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center   | 70%               |                          |                       | 2047                      | **                    | 5                  | \$1,000               |                 |
| Variable Frequency Drive   | 5%                |                          |                       | 2047                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Engineer Office</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : All Controllers Monitored By Building Management System.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$800                 |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : A New Generator Is Being Installed On The Backyard Area.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Backyard Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : A New Generator System Is Being Installed.</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New Diesel Tank Is Under Construction.</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 70%               |                          |                       | 2038                      | **                    | 10                 | \$34,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 8%                |                          |                       | 2025                      | \$84,000              | 10                 | \$4,000               |                 |
| <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 2%                |                          |                       | 2038                      | **                    | 10                 |                       |                 |
| LED   | 20%               |                          |                       | 2025                      | \$590,100             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Fixtures Were Installed Last Year.</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service<br>Exit, LED   | 50%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
|   | 50%               |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 45%               |                          |                       | 2038                      | **                    | 10                 | \$100                 |                 |
| LED   | 5%                |                          |                       | 2025                      | \$13,800              |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Exterior</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Fixtures Were Installed Last Year.</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2040                      | **                    | 1                  | \$6,100               |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 70%               |                          |                       | 2038                      | **                    | 1-3                | \$23,400              |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Utility Steam  | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pres. Reducing<br>Valve/LP Steam  | 100%              | Now                      | \$4,000               | 2033                      | **                    | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 2%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Valves Failed - Cannot Close</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Central Plant Steam<br>Piping/Pmp                                       | 100%              |                          |                       | 2040                      | **                    | 4                  | \$2,700               |                 |

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 50%               |                          |                       | 2030                      | \$420,500             | 1                  | \$16,800              |                 |
| Convactor/Radiator  | 45%               |                          |                       | 2035                      | **                    | 1                  | \$7,900               |                 |
| Fan Coil Unit/Heat  | 5%                |                          |                       | 2030                      | \$44,800              | 1                  | \$900                 |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller                                       | 100%              |                          |                       | 2030                      | \$507,600             | 1                  | \$25,200              |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chillers - Penthouse Mechanical Room</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Multistage Chiller - Penthouse</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 100%              |                          |                       | 2040                      | **                    | 4                  | \$2,700               |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 100%              |                          |                       | 2030                      | \$670,700             | 1                  | \$33,600              |                 |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 100%              |                          |                       | 2028                      | \$226,900             | 2                  | \$54,700              |                 |
| Dehumidifier  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              | Now                      | \$59,200              | 2035                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Cellar</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units Broken</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$30,300              |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 100%              |                          |                       | 2030                      | \$99,300              | 2                  | \$1,700               |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 20%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Galvanized Steel  | 80%               |                          |                       | 2043                      | **                    | 1                  |                       |                 |
| Water Heater  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired   | 100%              |                          |                       | 2025                      | \$36,500              | 2                  | \$800                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 100 Gallon Tank</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible   | 100%              |                          |                       | 2035                      | **                    | 4                  | \$1,700               |                 |

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sewage Ejector(s)<br>Electric  | 100%              |                          |                       | 2030                      | \$17,200              | 4                  | \$3,200               |                 |
| Backflow Preventer<br>Generic  | 100%              |                          |                       | 2030                      | \$15,200              | 1                  | \$3,300               |                 |
| Fixtures<br>Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators<br>Geared Traction   | 100%              |                          |                       | LIFE                      |                       | **                 |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Unit From Basement To Penthouse, One Unit From Basement To 4th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sprinkler<br>No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 5%                |                          |                       | 2050                      | **                    | 1-2                | \$800                 |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,457,400           | \$751,000             |
| Interior Architecture | \$92,000              | \$247,100             |
| Electrical            | \$408,500             | \$543,500             |
| Mechanical            | \$2,112,100           | \$930,700             |
| <b>Total</b>          | <b>\$4,070,100</b>    | <b>\$2,472,400</b>    |
| Importance Code A     | \$1,905,000           | \$751,000             |
| Importance Code B     | \$2,165,100           | \$1,618,200           |
| Importance Code C     |                       | \$103,200             |
| <b>Total</b>          | <b>\$4,070,100</b>    | <b>\$2,472,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>  |
|-----------------------|------------------|------------------|------------------|-----------------|
| Exterior Architecture | \$27,800         |                  |                  |                 |
| Interior Architecture | \$34,400         |                  | \$364,400        | \$3,500         |
| Electrical            | \$5,400          | \$62,800         | \$5,900          | \$4,700         |
| Mechanical            | \$53,200         | \$39,100         | \$36,100         | \$20,000        |
| Site Enclosure        | \$5,200          |                  |                  |                 |
| Site Pavements        | \$95,800         |                  |                  |                 |
| Elevators/Escalators  | \$7,900          | \$7,900          | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$229,800</b> | <b>\$109,700</b> | <b>\$414,300</b> | <b>\$36,100</b> |
| Importance Code A     | \$27,800         | \$7,000          | \$6,200          | \$6,200         |
| Importance Code B     | \$134,500        | \$102,700        | \$408,000        | \$29,900        |
| Importance Code C     | \$67,400         |                  |                  |                 |
| <b>Total</b>          | <b>\$229,800</b> | <b>\$109,700</b> | <b>\$414,300</b> | <b>\$36,100</b> |



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

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$27,800       | LIFE               | **             | 5           | \$21,000       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Grade Exterior Areaway Walls</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Grade Exterior Areaway Walls</i>                   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 15%        | Now               | \$134,000      | LIFE               | **             | 5           | \$12,600       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator And Machine Room Bulkheads On Roof</i>          |            |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator And Machine Room Bulkheads On Roof</i>          |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator And Machine Room Bulkheads On Roof</i>          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator And Machine Room Bulkheads On Roof</i>          |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 5%         |                   |                | LIFE               | **             | 5           | \$3,100        |          |
| Masonry: Limestone   | 75%        | 4+                | \$179,500      | LIFE               | **             | 5           | \$47,200       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 95%        | Now               | \$943,600      | 2036               | **             | 5           | \$35,900       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 5%         |                   |                | 2037               | **             | 10          | \$3,800        |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 45%        |                   |                | LIFE               | **             | 5           | \$2,600        |          |
| Masonry: Limestone   | 55%        |                   |                | LIFE               | **             | 5           | \$4,000        |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%       | Now               | \$200,400      | 2028               | \$667,800      |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Debris Present, Extent : Light, Area Affected : 10%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator And Machine Room Bulkheads</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : At Machine Room Bulkheads</i>                            |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**APPELLATE COURT - 2ND DEPT.**  
**Asset # : 2036**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet   | 25%               |                          |                       | 2024                      | \$352,700             | 3                  | \$35,200              |                 |
| Ceramic Tile   | 15%               |                          |                       | 2037                      | **                    | 5                  | \$14,100              |                 |
| Cork Tile  | 15%               | 4+                       | \$41,300              | 2048                      | **                    | 5                  | \$6,200               |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Marble Panels  | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$14,100              |                 |
| Quarry Tile  | 5%                | 4+                       | \$7,900               | 2033                      | **                    | 5                  | \$3,500               |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Terrazzo   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$3,700               |                 |
| Vinyl Tile   | 10%               |                          |                       | 2028                      | \$94,000              | 3                  | \$4,700               |                 |
| Wood   | 5%                | 4+                       | \$18,200              | 2056                      | **                    | 5                  | \$4,400               |                 |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$7,700               |                 |
| Marble Panels  | 15%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster  | 45%               |                          |                       | LIFE                      | **                    | 5                  | \$17,400              |                 |
| SGFT/Glazed Masonry  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Wood   | 20%               |                          |                       | LIFE                      | **                    | 5                  | \$103,200             |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 5%                |                          |                       | 2045                      | **                    | 5                  | \$4,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Personnel Office In Basement</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Recent Installation</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$1,500               |                 |
| Plaster  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$8,800               |                 |
| Plaster  | 70%               | Now                      | \$50,800              | LIFE                      | **                    | 5                  | \$41,100              |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 15%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Library Spaces On 3rd Floor Below Roof</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket  | 100%              |                          |                       | 2063                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 100%              | 4+                       | \$1,600               | 2038                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Parking Area</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Damaged Cement Plaster Finish</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure  |                   |                          |                       |                           |                       |                    |                       |                 |
| Retaining Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone   | 100%              | Now                      | \$3,600               | 2048                      |                       |                    | **                    |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And East Side Of Building</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South And East Side Of Building</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Walls Are Clad With Granite Not Fieldstone</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| Site Pavements  |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$30,000              | 2041                      |                       |                    | **                    |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 4+                       | \$5,900               | 2041                      |                       |                    | **                    |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : North Side Of Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 35%               | Now                      | \$31,400              | 2043                      |                       |                    | **                    |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 90%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Parking Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Ponding, Extent : Moderate, Area Affected : 15%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Parking Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Potholes, Extent : Moderate, Area Affected : 15%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Parking Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Parking Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 65%               | 0-2                      | \$28,600              | 2033                      |                       |                    | **                    |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Parking Area</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2028                      | \$24,500              | 5                  | \$1,700               |                 |
| Transformers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2033                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Elevator Room - Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 34 Kilovolt-ampere 240/120HV-208LV And 100 Amperes 500 DC Volts Output Filter</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 90%               |                          |                       | 2028                      | \$129,300             | 5                  | \$1,500               |                 |
| Molded Case Bkrs   | 10%               |                          |                       | 2038                      | **                    | 5                  | \$200                 |                 |

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 85%               |                          |                       | 2028                      | \$99,000              | 1                  |                       |                 |
| Conduit   | 10%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conduit   | 5%                |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2027                      | \$7,900               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 75%               |                          |                       | 2027                      | \$59,300              | 5                  | \$1,200               |                 |
| Molded Case Bkrs  | 10%               |                          |                       | 2036                      | **                    | 5                  | \$200                 |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2053                      | **                    | 5                  | \$100                 |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 20%               | 2-4                      | \$36,200              | 2053                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 55%               |                          |                       | 2028                      | \$99,400              | 1                  |                       |                 |
| Thermoplastic   | 20%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 5%                |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 20%               |                          |                       | 2033                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center  | 80%               |                          |                       | 2033                      | **                    | 5                  | \$1,400               |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 25%               |                          |                       | 2038                      | **                    | 10                 | \$14,400              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices And Filing Room - Basement</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 55%               |                          |                       | 2033                      | **                    | 10                 | \$31,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-12 Lamps</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 10%               |                          |                       | 2023                      | \$121,400             | 2                  | \$100                 |                 |
| LED   | 10%               |                          |                       | 2033                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 45%               |                          |                       | 2028                      | \$44,800              | 10                 | \$6,800               |                 |
| Emergency, Battery  | 5%                |                          |                       | 2038                      | **                    | 10                 | \$800                 |                 |
| Exit, Service   | 50%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 90%               |                          |                       | 2023                      | \$251,000             | 10                 | \$200                 |                 |
| Incandescent  | 10%               |                          |                       | 2023                      | \$23,700              | 2                  |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 50%               |                          |                       | 2028                      | \$111,700             | 1                  | \$11,700              |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog   | 100%              |                          |                       | 2036                      | **                    | 1-3                | \$38,700              |                 |

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Fuel Oil No 2  | 100%              |                          |                       | 2048                      | **                    | 5                  | \$19,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8200 Gallon Tank</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler  | 100%              | 0-2                      | \$447,600             | 2048                      | **                    | 1                  | \$56,000              |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump   | 100%              | Now                      | \$15,300              | 2038                      | **                    |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 50%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>Air Handler   | 40%               | 2-4                      | \$389,000             | 2038                      | **                    | 1                  | \$14,000              |                 |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convector/Radiator  | 60%               |                          |                       | 2033                      | **                    | 1                  | \$12,200              |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity  | 100%              |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Reciprocating Compr/Chiller   | 100%              | 2-4                      | \$587,000             | 2038                      | **                    | 1                  | \$26,200              |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chillers</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5 Units. 3 Very Old And 2 Slightly Newer</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>CW & CHW Wtr Pipe/Pump  | 100%              |                          |                       | 2028                      | \$84,400              | 4                  | \$3,100               |                 |

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

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 100%              | Now                      | \$38,800              | 2028                      | \$775,600             | 1                  | \$34,900              |                 |
| <i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Air Handlers # 1, 3</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Units Do Heating And Cooling</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 90%               | Now                      | \$23,600              | 2022                      | \$236,200             | 2                  | \$45,500              |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 10%               |                          |                       | 2029                      | \$26,200              | 2                  | \$6,300               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$35,000              |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 100%              |                          |                       | 2023                      | \$246,000             | 2                  | \$1,900               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel  | 100%              |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Oil Fired   | 100%              |                          |                       | 2022                      | \$57,400              | 1                  | \$1,800               |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired   | 100%              | Now                      | \$110,100             | 2058                      | **                    | 4                  | \$6,200               |                 |
| <i>Not in Service, Extent : Severe, Area Affected : 50%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Low Temp Leaks</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sump Pump(s)</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible   | 100%              | 0-2                      | \$10,500              | 2038                      | **                    | 4                  | \$1,300               |                 |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sump Pump - Basement</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |  | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |                 |
|--------------------|-----------------------|-----------------------|--|---------------------------|----------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Vertical Transport | Elevators             |                       |  |                           |                |                       |                    |                       |                 |
|                    | Geared Traction       | 100%                  |  |                           | LIFE           |                       | **                 |                       |                 |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                           |                |                       |                    |                       |                 |
|                    |                       |                       | <i>Location : Basement To 3rd Floor</i>                        |                           |                |                       |                    |                       |                 |
|                    |                       |                       | <i>Explanation : 2 Units</i>                                   |                           |                |                       |                    |                       |                 |
| Fire Suppression   | Standpipe             |                       |  |                           |                |                       |                    |                       |                 |
|                    | Generic               | 100%                  |  |                           | 2038           |                       | **                 | 1-5                   | \$31,700        |
| Fire Pump          | Generic               | 100%                  |  |                           | 2031           | \$44,500              |                    | 1                     | \$11,700        |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$999,000             | \$238,200             |
| Interior Architecture | \$1,046,300           |                       |
| Electrical            | \$682,100             | \$305,400             |
| Mechanical            | \$438,400             | \$421,300             |
| <b>Total</b>          | <b>\$3,165,800</b>    | <b>\$964,900</b>      |
| Importance Code A     | \$999,000             | \$238,200             |
| Importance Code B     | \$1,757,500           | \$726,700             |
| Importance Code C     | \$409,300             |                       |
| <b>Total</b>          | <b>\$3,165,800</b>    | <b>\$964,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$33,800         | \$2,800         |                 |                 |
| Interior Architecture | \$204,500        | \$3,800         |                 | \$9,600         |
| Electrical            | \$38,600         | \$2,200         | \$2,500         | \$3,700         |
| Mechanical            | \$8,100          | \$10,300        | \$8,100         | \$33,000        |
| Site Pavements        | \$43,300         |                 |                 |                 |
| Elevators/Escalators  | \$3,900          | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$332,300</b> | <b>\$23,000</b> | <b>\$14,600</b> | <b>\$50,200</b> |
| Importance Code A     | \$37,400         | \$6,500         | \$3,600         | \$4,100         |
| Importance Code B     | \$264,800        | \$14,100        | \$11,000        | \$46,100        |
| Importance Code C     | \$30,000         | \$2,500         |                 |                 |
| <b>Total</b>          | <b>\$332,300</b> | <b>\$23,000</b> | <b>\$14,600</b> | <b>\$50,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 85%        | Now               | \$503,000      | LIFE               | **             | 5           | \$51,300       |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades And Chimney</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Entire Building Is Currently Unoccupied</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Building Formerly Used As Fordham / Bronx Reference Library</i> |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 4%         |                   |                | LIFE               | **             | 5           | \$1,800        |          |
| Masonry: Limestone   | 8%         | Now               | \$57,100       | LIFE               | **             | 5           | \$3,600        |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : At Window Sills</i>  |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors  | 3%         |                   |                | 2043               | **             | 5           | \$5,700        |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Glass Block  | 2%         | Now               | \$600          | LIFE               | **             | 5           | \$100          |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Wall Facing Lower Roof</i>   |            |                   |                |                    |                |             |                |          |
| Wood   | 98%        | Now               | \$338,200      | 2055               | **             | 5           | \$55,600       | 1        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 35%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 90%        | Now               | \$100,700      | LIFE               | **             | 5           | \$5,400        | 1        |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Facing Parapet Wall</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>  |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 25%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>  |            |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete  | 10%        | 4+                | \$6,900        | LIFE               | **             | 5           | \$3,800        |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping Stones</i>  |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Roll Roofing   | 100%       | 0-2               | \$26,300       | 2026               | \$131,300      | 5           | \$24,500       |          |
| <i>Patching Evident, Extent : Severe, Area Affected : 10%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Severe, Area Affected : 30%</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>   |            |                   |                |                    |                |             |                |          |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 20%        | Now               | \$151,900      | 2032               | **             | 3           | \$16,500       |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>  |            |                   |                |                    |                |             |                |          |
| <i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$12,000       |          |
| Ceramic Tile   | 5%         |                   |                | 2033               | **             | 5           | \$2,700        |          |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$2,100        |          |
| Vinyl Tile   | 5%         | Now               | \$25,300       | 2040               | **             | 3           | \$1,000        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Severe, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"   | 55%        | Now               | \$360,400      | 2040               | **             | 3           | \$11,300       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 60%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 70%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2033               | **             | 5           | \$4,900        |          |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5           | \$8,800        |          |
| Plaster  | 80%        | Now               | \$409,300      | LIFE               | **             | 5           | \$23,500       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Stairway</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered  | 50%        | Now               | \$276,600      | 2050               | **             | 5           | \$13,700       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor Reading Room And Throughout</i>             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$1,300        |          |
| Plaster  | 35%        | Now               | \$27,300       | LIFE               | **             | 5           | \$12,000       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor Reading Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Workroom And Throughout</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Severe, Area Affected : 80%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates  |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link   | 98%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| Iron Picket  | 2%                |                          |                       | 2050                      | **                    |                    |                       |                 |
| Retaining Walls  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2065                      | **                    |                    |                       |                 |
| Site Pavements   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              | 4+                       | \$13,300              | 2043                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bainbridge Avenue And Marion Avenue</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              | Now                      | \$30,000              | 2050                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2030                      | \$22,500              | 5                  | \$1,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2030                      | \$132,400             | 5                  | \$1,000               |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2030                      | \$64,200              | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2029                      | \$64,800              | 5                  | \$1,000               |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth  | 50%               | 2-4                      | \$44,000              | 2055                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 50%               |                          |                       | 2030                      | \$44,000              | 1                  |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2028                      | \$32,000              | 5                  | \$200                 |                 |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              | 2-4                      | \$10,300              | LIFE                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Corroded</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent   | 100%              | Now                      | \$226,400             | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not In Service</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Exit, Service   | 100%              | Now                      | \$13,200              | 2040                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not In Service</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>HID   | 10%               | Now                      | \$15,000              | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Of The Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not In Service</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Analog                                  | 100%              | Now                      | \$411,700             | 2040                      | **                    | 1-3                | \$20,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Not In Service</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is A Vacant Building</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler                                     | 100%              |                          |                       | 2035                      | **                    | 1                  | \$36,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit. This Building Is Vacant And Not Being Used.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump  | 10%               | 0-2                      | \$1,600               | 2040                      | **                    |                    |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 90%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| Terminal Devices<br>Convactor/Radiator                                   | 100%              |                          |                       | 2028                      |                       | 1                  | \$11,900              |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Energy Source   |            |                   |                |                    |                |             |                |          |
| Electricity   | 100%       |                   |                | 2038               | **             | 1           |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling                                     | 100%       | 2-4               | \$301,500      | 2040               | **             | 2           | \$1,800        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 4 Condemn Units. R-22</i>                      |            |                   |                |                    |                |             |                |          |
| Heat Rejection  |            |                   |                |                    |                |             |                |          |
| Air Cooled Condenser Unit                                       | 100%       |                   |                | 2025               | \$75,100       | 2           | \$25,600       |          |
| Ventilation   |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$20,500       |          |
| Exhaust Fans  |            |                   |                |                    |                |             |                |          |
| Roof  | 100%       |                   |                | 2025               | \$61,800       | 2           | \$1,100        |          |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>  |            |                   |                |                    |                |             |                |          |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| H/C Water Piping  |            |                   |                |                    |                |             |                |          |
| Brass/Copper  | 80%        |                   |                | 2030               | \$222,000      | 1           |                |          |
| Galvanized Steel  | 20%        | 0-2               | \$1,600        | 2028               | \$32,700       | 1           |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>                                      |            |                   |                |                    |                |             |                |          |
| Water Heater  |            |                   |                |                    |                |             |                |          |
| Gas Fired   | 100%       |                   |                | 2025               | \$22,700       | 2           | \$500          |          |
| Sanitary Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Fixtures  |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                |                    |                |             |                |          |
| <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                    |            |                   |                |                    |                |             |                |          |
| Vertical Transport  |            |                   |                |                    |                |             |                |          |
| Elevators   |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 100%       |                   |                |                    |                |             |                |          |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : BERGEN BUILDING  
**Address** : 1932 ARTHUR AVENUE @ E. TREMONT AVE.  
**Borough** : BRONX **Agency's Number** : 312-207  
**Program / Asset #** : DGS0018.000 / 2059 **Yr Built/Renovated** : 1916 / 2008  
**Area Sq Ft** : 125,160 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-Oct-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,6,7  
**Block** : 2947 **Lot** : 18 **BIN** : 2009911

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,519,300           | \$107,500             |
| Interior Architecture | \$1,629,700           | \$968,200             |
| Electrical            | \$287,700             | \$2,982,500           |
| Mechanical            | \$586,100             | \$1,868,800           |
| Site Enclosure        | \$60,300              |                       |
| <b>Total</b>          | <b>\$8,083,200</b>    | <b>\$5,927,100</b>    |
| Importance Code A     | \$6,012,500           | \$184,100             |
| Importance Code B     | \$1,474,100           | \$5,742,900           |
| Importance Code C     | \$596,600             |                       |
| <b>Total</b>          | <b>\$8,083,200</b>    | <b>\$5,927,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture |                  |                 |                 |                  |
| Interior Architecture | \$126,500        |                 | \$4,700         | \$21,500         |
| Electrical            | \$35,200         | \$16,600        | \$19,100        | \$20,400         |
| Mechanical            | \$62,900         | \$26,300        | \$27,400        | \$25,700         |
| Site Enclosure        | \$500            |                 |                 |                  |
| Site Pavements        | \$6,300          |                 |                 |                  |
| Elevators/Escalators  | \$34,500         | \$34,500        | \$34,500        | \$34,500         |
| <b>Total</b>          | <b>\$265,900</b> | <b>\$77,500</b> | <b>\$85,700</b> | <b>\$102,100</b> |
| Importance Code A     |                  | \$12,400        | \$12,400        | \$12,400         |
| Importance Code B     | \$230,800        | \$65,100        | \$73,300        | \$86,900         |
| Importance Code C     | \$35,100         |                 |                 | \$2,700          |
| <b>Total</b>          | <b>\$265,900</b> | <b>\$77,500</b> | <b>\$85,700</b> | <b>\$102,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 80%        | Now               | \$1,757,500    | LIFE               | **             | 5           | \$107,500      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 40%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Corner Of Arthur Ave. And E. Tremont</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 5%         | Now               | \$172,200      | LIFE               | **             | 5           | \$5,000        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$176,600      | LIFE               | **             | 5           | \$10,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Stucco Cement  | 5%         |                   |                | 2036               | **             | 5           | \$16,800       |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       | Now               | \$2,306,900    | 2056               | **             | 5           | \$25,400       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 90%        | Now               | \$331,800      | LIFE               | **             | 5           | \$10,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$66,900       | LIFE               | **             | 5           | \$1,500        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%       | Now               | \$707,400      | 2041               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 40%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

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

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

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 5%         | 0-2               | \$51,800       | 2027               | \$129,500      | 3           | \$14,000       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$82,000       |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$9,400        |          |
| Mosaic Tile   | 5%         |                   |                | 2036               | **             | 5           | \$23,400       |          |
| Terrazzo  | 15%        | 2-4               | \$141,500      | LIFE               | **             | 5           | \$22,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 50%        |                   |                | 2031               | \$862,800      | 3           | \$46,800       |          |
| Vinyl Tile 9" X 9"  | 10%        | Now               | \$223,600      | 2041               | **             | 3           | \$7,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%         |                   |                | 2040               | **             | 5           | \$5,400        |          |
| Concrete Masonry Unit   | 10%        | 0-2               | \$8,700        | LIFE               | **             | 5           | \$7,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 15%        | Now               | \$24,500       | LIFE               | **             | 5           | \$16,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 15%        | Now               | \$162,900      | LIFE               | **             |             |                |          |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 10          | \$1,500        |          |
| Plaster   | 55%        | Now               | \$433,800      | LIFE               | **             | 5           | \$29,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

## Interior

## Ceilings

|                   |     |     |          |      |    |   |          |  |
|-------------------|-----|-----|----------|------|----|---|----------|--|
| AcousTile,Adhered | 15% | 0-2 | \$28,300 | 2036 | ** | 5 | \$14,100 |  |
|-------------------|-----|-----|----------|------|----|---|----------|--|

*Broken/Missing Elements, Extent : Moderate, Area Affected : 10%**Location : Throughout**Staining/Discoloring, Extent : Moderate, Area Affected : 5%**Location : Throughout*

|                      |     |  |  |      |    |   |          |  |
|----------------------|-----|--|--|------|----|---|----------|--|
| AcousTileSusp.Lay-In | 10% |  |  | 2036 | ** | 5 | \$18,700 |  |
|----------------------|-----|--|--|------|----|---|----------|--|

|                  |     |  |  |      |    |      |          |  |
|------------------|-----|--|--|------|----|------|----------|--|
| Exposed Concrete | 20% |  |  | LIFE | ** | 5-10 | \$46,800 |  |
|------------------|-----|--|--|------|----|------|----------|--|

|         |     |     |           |      |    |   |          |  |
|---------|-----|-----|-----------|------|----|---|----------|--|
| Plaster | 55% | Now | \$586,000 | LIFE | ** | 5 | \$64,400 |  |
|---------|-----|-----|-----------|------|----|---|----------|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 60%**Location : Throughout**Water Penetration, Extent : Moderate, Area Affected : 60%**Location : Throughout*

## Site Enclosure

## Fence/Gates

|             |      |     |       |      |    |  |  |  |
|-------------|------|-----|-------|------|----|--|--|--|
| Iron Picket | 100% | 0-2 | \$500 | 2051 | ** |  |  |  |
|-------------|------|-----|-------|------|----|--|--|--|

*Corrosion/Rusting, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Retaining Walls

|                     |      |     |          |      |    |  |  |  |
|---------------------|------|-----|----------|------|----|--|--|--|
| Masonry: Fieldstone | 100% | Now | \$60,300 | 2041 | ** |  |  |  |
|---------------------|------|-----|----------|------|----|--|--|--|

*Misaligned/Bulging, Extent : Severe, Area Affected : 50%**Location : Rear Of Building**Other Observation, Extent : Light, Area Affected : 50%**Location : Rear Of Building**Explanation : Retaining Wall Is Currently Shored By Large Timber Members*

## Site Pavements

## Public Sidewalk

|                        |      |     |         |      |    |  |  |  |
|------------------------|------|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$6,300 | 2036 | ** |  |  |  |
|------------------------|------|-----|---------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 10%**Location : Throughout*

## On-Site Walkways

|                        |      |  |  |      |    |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% |  |  | 2036 | ** |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |          |   |       |  |
|---------------|-----|--|--|------|----------|---|-------|--|
| Fused Disc Sw | 90% |  |  | 2031 | \$76,600 | 5 | \$500 |  |
|---------------|-----|--|--|------|----------|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Approximately 2,500 Ampere Main Disconnect Switch*

|               |     |  |  |      |    |   |       |  |
|---------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw | 10% |  |  | 2041 | ** | 5 | \$100 |  |
|---------------|-----|--|--|------|----|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 800 Ampere Main Disconnect Switch*

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2036                      | **                    | 5                  | \$500                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof Elevator Machine Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Eight Transformers</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2031                      | \$264,700             | 5                  | \$3,300               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 90%               |                          |                       | 2031                      | \$148,900             | 1                  |                       |                 |
| Conduit   | 10%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Knife Sw  | 5%                |                          |                       | 2030                      | \$10,500              | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 80%               |                          |                       | 2030                      | \$168,400             | 5                  | \$2,600               |                 |
| Molded Case Bkrs  | 10%               |                          |                       | 2039                      | **                    | 5                  | \$300                 |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2047                      | **                    | 5                  | \$200                 |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 40%               |                          |                       | 2030                      | \$145,000             | 1                  |                       |                 |
| Thermoplastic   | 60%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2029                      | \$32,000              | 5                  | \$800                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              | 2-4                      | \$10,300              | LIFE                      | **                    | 5                  | \$1,800               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Water Main</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2029                      | \$9,700               | 1                  | \$38,500              |                 |
| <b>Generators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel  | 100%              |                          |                       | 2027                      | \$79,300              | 1                  | \$48,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Backyard Generator Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 82.5 Kilowatt Single Phase, 125 Kilowatts, 3 Phase</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid   | 100%              |                          |                       | 2022                      | \$1,600               | 5                  | \$4,600               |                 |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank   | 100%              |                          |                       | 2034                      | **                    | 5                  | \$3,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Backyard Generator Room</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 250 Gallon Capacity</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |

**Lighting**

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

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                       | 90%               |                          |                       | 2026                      | \$695,200             | 10                 | \$103,300             |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2036                      | **                    | 10                 | \$5,700               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2036                      | **                    | 10                 | \$5,700               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               | Now                      | \$1,800               | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Fixtures Are Not Operational</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, Battery  | 50%               |                          |                       | 2036                      | **                    | 10                 | \$4,200               |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 60%               | Now                      | \$184,400             | 2041                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof Perimeter</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Lighting Fixtures Are Not Operational</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 40%               |                          |                       | 2041                      | **                    | 10                 | \$200                 |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Building Perimeter</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2036                      | **                    | 1                  | \$9,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Second Floor</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance System</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 100%              |                          |                       | 2026                      | \$1,404,400           | 1-3                | \$79,500              |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Natural Gas | 100%              |                          |                       | 2051                      | **                    | 1                  |                       |                 |

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

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Heating</b>  |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Steam Boiler  | 100%       | Now               | \$493,200      | 2036               | **             | 1           | \$111,600      |          |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Boiler Room Vacuum Pump And Boiler No. 2</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Boiler Room Vacuum Pump And Boiler No. 3</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Boiler Room Boiler No. 3</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Three Dual Fuel Steam Boilers</i>  |            |                   |                |                    |                |             |                |          |
| Distribution<br>Steam Piping/Pump   | 100%       |                   |                | 2031               | \$561,600      |             |                |          |
| Terminal Devices<br>Convactor/Radiator  | 100%       |                   |                | 2029               | \$680,000      | 1           | \$40,400       |          |
| <b>Air Conditioning</b>   |            |                   |                |                    |                |             |                |          |
| Energy Source<br>Electricity  | 100%       |                   |                | 2039               | **             | 1           |                |          |
| Conversion Equipment<br>Heat Pump Air Sourced   | 20%        |                   |                | 2032               | **             | 2           | \$1,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Sixth Floor Fan Room</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Water Sourced Heat Pumps</i>   |            |                   |                |                    |                |             |                |          |
| Split Unit<br>Window/Wall Unit  | 10%        |                   |                | 2036               | **             |             |                |          |
|   | 70%        | 0-2               | \$18,500       | 2026               | \$185,300      | 1           |                |          |
| <i>Malfunctioning, Extent : Severe, Area Affected : 35%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Heat Rejection<br>Dry Cooler  | 20%        |                   |                | 2031               | \$138,100      | 2           | \$17,400       |          |
| No Component  | 80%        |                   |                |                    |                |             |                |          |
| <b>Ventilation</b>  |            |                   |                |                    |                |             |                |          |
| Distribution<br>Ductwork/Diffusers  | 20%        |                   |                | LIFE               | **             | 2-5         | \$22,100       |          |
| No Component  | 80%        |                   |                |                    |                |             |                |          |
| Exhaust Fans<br>Roof  | 90%        |                   |                | 2026               | \$189,800      | 2           | \$3,500        |          |
| Wall Unit   | 10%        | Now               | \$2,300        | 2031               | \$4,500        | 2           | \$300          |          |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fans Are Inadequate, Malfunction Often And Provide Entry For Rodents</i> |            |                   |                |                    |                |             |                |          |
| <b>Plumbing</b>   |            |                   |                |                    |                |             |                |          |
| H/C Water Piping<br>Galvanized Steel  | 100%       | 0-2               | \$11,100       | 2036               | **             | 1           |                |          |
| <i>Corroded, Extent : Moderate, Area Affected : 50%</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Supply Pipe Connects To Water Main In Basement</i>                          |            |                   |                |                    |                |             |                |          |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2026               | \$77,500       | 2           | \$1,800        |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Sanitary Piping  | Cast Iron             | 100%                  | 0-2                      | \$93,000                  | LIFE           | **                    | 1                  |                       |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 20%</i>                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Storm Drain Piping   | Cast Iron             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Sump Pump(s)   | Non-Submersible       | 50%                   | 0-2                      | \$9,700                   | 2041           | **                    | 4                  | \$1,300               |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>                        |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Boiler Pit</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 20%</i>                    |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Boiler Pit</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>On Extended Life, Extent : Severe, Area Affected : 20%</i>                      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Boiler Pit</i>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Non-Submersible       | 50%                   |                          |                           | 2031           | \$9,700               | 4                  | \$2,000               |
| Sewage Ejector(s)  | Electric              | 100%                  |                          |                           | 2026           | \$36,600              | 4                  | \$7,500               |
| Backflow Preventer   | No Component          | 80%                   |                          |                           |                |                       |                    |                       |
|  | Generic               | 20%                   |                          |                           | 2036           | **                    | 1                  | \$1,500               |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Dedicated To The Boiler Plant</i>                                 |                       |                       |                          |                           |                |                       |                    |                       |
| Fixtures   | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators  | Geared Traction       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 4 Units From 1st To 7th Floor, 1 Unit From Basement To 7th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 5 Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe  | Generic               | 100%                  |                          |                           | 2051           | **                    | 1-5                | \$63,100              |
| <i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>         |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Westside Of Building Façade</i>                                      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>No Backflow Preventer, Extent : Light, Area Affected : 100%</i>                 |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Sprinkler  | No Component          | 80%                   |                          |                           |                |                       |                    |                       |
|  | Generic               | 20%                   |                          |                           | 2051           | **                    | 1-2                | \$7,000               |
| Fire Pump  | Generic               | 100%                  |                          |                           | 2040           | **                    | 1                  | \$23,400              |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR  
**Address** : 330 JAY STREET @ JOHNSON ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0057.000 / 13879 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 968,139 **Project Type** : REAL PROPERTY  
**Date of Survey** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,Mez,7,10,31  
**Block** : 140 **Lot** : 7502 **BIN** : 3347736

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,149,200           | \$1,267,800           |
| Interior Architecture | \$4,115,000           | \$2,890,600           |
| Electrical            | \$337,300             | \$1,040,700           |
| Mechanical            | \$181,100             | \$1,551,600           |
| <b>Total</b>          | <b>\$5,782,600</b>    | <b>\$6,750,800</b>    |
| Importance Code A     | \$1,149,200           | \$1,267,800           |
| Importance Code B     | \$2,026,300           | \$3,819,500           |
| Importance Code C     | \$2,607,100           | \$1,663,400           |
| <b>Total</b>          | <b>\$5,782,600</b>    | <b>\$6,750,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>     | <b>FY 2024</b>     | <b>FY 2025</b>     |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | \$18,100           |                    | \$57,600           |                    |
| Interior Architecture | \$28,800           |                    | \$217,400          | \$45,700           |
| Electrical            | \$129,900          | \$112,500          | \$146,100          | \$117,900          |
| Mechanical            | \$485,600          | \$356,400          | \$578,400          | \$326,900          |
| Elevators/Escalators  | \$593,000          | \$593,000          | \$593,000          | \$593,000          |
| <b>Total</b>          | <b>\$1,255,300</b> | <b>\$1,061,800</b> | <b>\$1,592,500</b> | <b>\$1,083,500</b> |
| Importance Code A     | \$65,900           | \$47,900           | \$105,500          | \$47,900           |
| Importance Code B     | \$1,160,600        | \$1,014,000        | \$1,487,000        | \$1,011,600        |
| Importance Code C     | \$28,800           |                    |                    | \$24,000           |
| <b>Total</b>          | <b>\$1,255,300</b> | <b>\$1,061,800</b> | <b>\$1,592,500</b> | <b>\$1,083,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**  
**Asset # : 13879**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 43%        |                   |                | LIFE               | **             | 5           | \$689,900      |          |
| Metal/Glass Curt Wall  | 50%        |                   |                | LIFE               | **             | 5           | \$1,504,200    |          |
| Metal Coiling Doors  | 2%         |                   |                | 2044               | **             | 5           | \$50,100       |          |
| Granite Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$36,100       |          |
| Pre-Cast Concrete  | 2%         |                   |                | LIFE               | **             | 5           | \$104,300      |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 97%        |                   |                | 2047               | **             | 5           |                |          |
| Metal Louvers  | 3%         |                   |                | 2040               | **             | 10          |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall  | 50%        |                   |                | 2051               | **             | 5           | \$14,400       |          |
| Metal Panel  | 20%        |                   |                | 2051               | **             | 5           | \$5,800        |          |
| Metal Rail   | 30%        |                   |                | 2044               | **             | 5-10        | \$40,300       |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane  | 100%       |                   |                | 2036               | **             | 10          | \$118,600      |          |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 25%</i><br><i>Location : 7th And 33th Floor Setbacks</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Explanation : Ethylene Propylene Diene Monomer-(EPDM) Under Insulation</i> |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Aluminum Sunshades   | 20%        |                   |                | 2040               | **             | 10          | \$13,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : At Entrances</i><br><i>Explanation : This Is Actually Metal And Glass Awnings</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 20%        |                   |                | 2051               | **             | 5-10        | \$14,900       |          |
| Stucco Cement  | 60%        |                   |                | 2044               | **             | 5           | \$16,200       |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 10%        |                   |                | 2030               | \$2,004,000    | 3           | \$217,400      |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$634,000      |          |
| Ceramic Tile   | 3%         |                   |                | 2040               | **             | 5           | \$43,500       |          |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$226,400      |          |
| Vinyl Tile   | 65%        |                   |                | 2036               | **             | 3           | \$353,200      |          |
| Wood   | 2%         |                   |                | 2059               | **             | 5           | \$54,300       |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 2%                |                          |                       | 2040                      | **                    | 5                  | \$48,000              |                 |
| Concrete Masonry Unit   | 10%               | Now                      | \$115,500             | LIFE                      | **                    | 5                  | \$96,000              |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bulkhead Stair A - Floors 32 And 33</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bulkhead Stair A - Floors 32 And 33</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Single Pane  | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$72,000              |                 |
| Gypsum Board  | 73%               |                          |                       | LIFE                      | **                    | 5-10               | \$2,978,800           |                 |
| Granite Panels  | 3%                |                          |                       | LIFE                      | **                    | 10                 | \$28,800              |                 |
| Marble Panels   | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$48,000              |                 |
| Wood  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$960,100             |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 85%               |                          |                       | 2044                      | **                    | 5                  | \$1,231,700           |                 |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$144,900             |                 |
| Gypsum Board  | 10%               |                          |                       | LIFE                      | **                    | 5-10               | \$498,100             |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2066                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is A Concrete Wall With A Stone Face Finish</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 30%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| Pavers/Stone  | 70%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Entry Areas</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is Actually Granite Pavers</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2051                      | **                    | 5                  | \$5,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Five 4,000 Ampere Siemens Low Voltage Power Circuit Breakers</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

**Asset # : 13879**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2044                      | **                    | 5                  | \$3,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 75 Kilovolt-ampere</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker  | 50%               |                          |                       | 2051                      | **                    | 5                  | \$2,500               |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2051                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs   | 40%               |                          |                       | 2051                      | **                    | 5                  | \$10,200              |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway   | 15%               |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| Conduit  | 85%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 15%               |                          |                       | 2047                      | **                    | 5                  | \$3,300               |                 |
| Molded Case Bkrs   | 85%               |                          |                       | 2047                      | **                    | 5                  | \$21,700              |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Busway   | 15%               | Now                      | \$73,300              | 2044                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Phase Of Electrical Service Is Not Functioning</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 85%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 12%               | Now                      | \$7,000               | 2044                      | **                    | 5                  | \$400                 |                 |
| <i>Not in Service, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roll Up Gate In Garage Sally Port</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Control Center   | 80%               |                          |                       | 2044                      | **                    | 5                  | \$21,100              |                 |
| Variable Frequency Drive   | 8%                | Now                      | \$46,100              | 2044                      | **                    |                    |                       |                 |
| <i>Not Functioning, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Units Observed In Bypass Mode</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$28,500              |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2044                      | **                    | 1                  | \$297,900             |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2040                      | **                    | 1                  | \$374,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 1,375 Kilovolt-ampere Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis One Belongs To DCAS, The Other Is Private</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium   | 100%              |                          |                       | 2026                      | \$1,600               | 5                  | \$215,800             |                 |

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

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

**Asset # : 13879**

| <b>Electrical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Stand-by Power</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fuel Storage</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Day Tank              | 50%                   |                          |                           | 2047           | **                    | 5                  | \$89,800              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Penthouse</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 150 Gallons Rated Capacity</i>                            |                       |                       |                          |                           |                |                       |                    |                       |
|  | Main Tank             | 50%                   |                          |                           | 2059           | **                    | 5                  | \$14,200              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement Lower Level 2</i>                                   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two 10,000 Gallons Rated Capacity</i>                     |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Interior Lighting</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent           | 80%                   |                          |                           | 2036           | **                    | 10                 | \$710,400             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : T-8 Lamps</i>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent           | 20%                   |                          |                           | 2036           | **                    | 10                 | \$177,600             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Corridors, Lobby</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Compact Fluorescent Lamps</i>                             |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Egress Lighting</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Emergency, Service    | 50%                   |                          |                           | 2036           | **                    | 1                  |                       |
|  | Exit, LED             | 50%                   |                          |                           | 2059           | **                    | 1                  |                       |
| <b>Exterior Lighting</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent           | 10%                   |                          |                           | 2036           | **                    | 10                 | \$8,900               |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Outside</i>  |                       |                       |                          |                           |                |                       |                    |                       |
|  | No Component          | 90%                   |                          |                           |                |                       |                    |                       |
| <b>Lightning Protection</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Arresters/Cabling</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2059           | **                    | 5                  | \$28,500              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Roof</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Steel Lightning Rods</i>                                  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Alarm</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Security System</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | No Component          | 20%                   |                          |                           |                |                       |                    |                       |
|  | Generic               | 80%                   |                          |                           | 2036           | **                    | 1                  | \$289,300             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Public Spaces And Outside</i>                                |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Intrusion Alarm System And Surveillance Camera System</i> |                       |                       |                          |                           |                |                       |                    |                       |

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

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

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

**Alarm**

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30% Now

\$65,200 2036

\* \*

1-3

\$162,700

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

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

**Heating**

## Energy Source

Interruptible Gas/Dual

100%

Fuel

2051

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : Two 10,000 Gallon Oil Tanks*

## Conversion Equipment

Hot Water Boiler

100%

2044

\* \*

1

\$478,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : 31st Floor Boiler Room**Explanation : 3 Dual Fuel Hot Water Boilers*

## Distribution

Hot Wtr Piping/Pump

100%

2047

\* \*

4

\$71,600

## Terminal Devices

Air Handler

20%

2036

\* \*

1

\$119,700

Convactor/Radiator

80%

2044

\* \*

1

\$250,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Hot Water Base Board Radiators***Air Conditioning**

## Energy Source

Electricity

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.*

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

| Mechanical   |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |
|--|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|
| System   | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Air Conditioning   |                             |                |                   |                    |         |                |             |                |
| Conversion Equipment   |                             |                |                   |                    |         |                |             |                |
|  | Centrifugal, Elec Chiller   | 85%            |                   |                    | 2040    | **             | 1           | \$890,500      |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>  |                             |                |                   |                    |         |                |             |                |
| <i>Location : 31st Floor Refrigeration Room</i>  |                             |                |                   |                    |         |                |             |                |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : Basement Refrigeration Room</i>  |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : 4 Rotary Scroll Compressor Chillers And Plate Heat Exchangers.</i>  |                             |                |                   |                    |         |                |             |                |
|  | Interior Pkg Unit - Cooling | 15%            |                   |                    | 2032    | **             | 2           | \$8,900        |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : 26th Through 30th Floors</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : Water Sourced Packaged Air Conditioning Equipment</i>   |                             |                |                   |                    |         |                |             |                |
| Distribution   |                             |                |                   |                    |         |                |             |                |
|  | CW & CHW Wtr Pipe/Pump      | 100%           |                   |                    | 2057    | **             | 4           | \$47,700       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : Refrigeration Equipment Room</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : Includes Condenser Water Pumps And Piping</i>   |                             |                |                   |                    |         |                |             |                |
| Terminal Devices   |                             |                |                   |                    |         |                |             |                |
|  | Air Handler/Cool/Ht         | 85%            |                   |                    | 2036    | **             | 1           | \$508,900      |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : 1st Through 25th Floors</i>  |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : No Heating Coils On Air Handlers.</i>   |                             |                |                   |                    |         |                |             |                |
|  | No Component                | 15%            |                   |                    |         |                |             |                |
| Heat Rejection   |                             |                |                   |                    |         |                |             |                |
|  | Water Cooling Tower         | 100%           |                   |                    | 2032    | **             | 2           | \$974,300      |
| Ventilation  |                             |                |                   |                    |         |                |             |                |
| Distribution   |                             |                |                   |                    |         |                |             |                |
|  | Ductwork/Diffusers          | 100%           | Now               | \$181,100          | LIFE    | **             | 2-5         | \$539,800      |
| <i>Other Observation, Extent : Severe, Area Affected : 30%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : Various</i>  |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : Normally Open Fire Smoke Dampers Are Failing In The Closed Position Due To Faulty Building Management System. Hardware And Software Issues.</i> |                             |                |                   |                    |         |                |             |                |
| Exhaust Fans   |                             |                |                   |                    |         |                |             |                |
|  | Interior                    | 10%            |                   |                    | 2036    | **             | 2           | \$3,000        |
|  | Roof                        | 10%            |                   |                    | 2036    | **             | 2           | \$3,000        |
|  | No Component                | 80%            |                   |                    |         |                |             |                |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Location : Throughout</i>   |                             |                |                   |                    |         |                |             |                |
| <i>Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report</i>  |                             |                |                   |                    |         |                |             |                |
| Plumbing   |                             |                |                   |                    |         |                |             |                |
| H/C Water Piping   |                             |                |                   |                    |         |                |             |                |
|  | Brass/Copper                | 100%           |                   |                    | 2051    | **             | 1           |                |

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

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Water Heater                 |                   |  |                       |                           |                       |                    |                       |                 |
| Electric                     | 10%               |  |                       | 2026                      | \$86,600              | 4                  | \$800                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 80%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lavatories And Pantries</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range.</i> |                       |                           |                       |                    |                       |                 |
| Gas Fired                    | 90%               |  |                       | 2026                      | \$539,300             | 2                  | \$12,700              |                 |
| Sanitary Piping              |                   |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                   |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)                 |                   |  |                       |                           |                       |                    |                       |                 |
| Non-Submersible              | 100%              |  |                       | 2031                      | \$149,800             | 4                  | \$30,700              |                 |
| Sewage Ejector(s)            |                   |  |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%              |  |                       | 2031                      | \$283,000             | 4                  | \$57,800              |                 |
| Backflow Preventer           |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2036                      | **                    | 1                  | \$59,300              |                 |
| Fixtures                     |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>             |                   |  |                       |                           |                       |                    |                       |                 |
| Gearless Traction            | 90%               |  |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 10 Passenger, 2 Freight, 4 Restricted To Judges</i>                              |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 16 Units</i>  |                       |                           |                       |                    |                       |                 |
| Hydraulic                    | 10%               |  |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 10%</i>                                  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Prisoner Elevators</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Units</i>   |                       |                           |                       |                    |                       |                 |
| Escalators                   |                   |  |                       |                           |                       |                    |                       |                 |
| Over 20' Rise                | 100%              |  |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st To 2nd Floor</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Units</i>   |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                   |  |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2051                      | **                    | 1-5                | \$488,100             |                 |
| Sprinkler                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2051                      | **                    | 1-2                | \$271,200             |                 |
| Fire Pump                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2040                      | **                    | 1                  | \$180,800             |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,883,200           | \$727,000             |
| Interior Architecture | \$2,540,100           | \$14,789,100          |
| Electrical            | \$4,051,200           | \$2,540,700           |
| Mechanical            | \$393,600             | \$16,463,400          |
| <b>Total</b>          | <b>\$12,868,100</b>   | <b>\$34,520,300</b>   |
| Importance Code A     | \$5,883,200           | \$4,023,800           |
| Importance Code B     | \$6,535,100           | \$19,176,300          |
| Importance Code C     | \$449,800             | \$11,320,200          |
| <b>Total</b>          | <b>\$12,868,100</b>   | <b>\$34,520,300</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>     | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|--------------------|------------------|
| Exterior Architecture | \$17,600         |                  |                    |                  |
| Interior Architecture | \$269,700        |                  | \$3,872,200        | \$176,000        |
| Electrical            | \$60,800         | \$51,100         | \$76,900           | \$50,200         |
| Mechanical            | \$278,800        | \$171,900        | \$350,600          | \$187,200        |
| Elevators/Escalators  | \$148,500        | \$148,500        | \$148,500          | \$148,500        |
| <b>Total</b>          | <b>\$775,400</b> | <b>\$371,500</b> | <b>\$4,448,100</b> | <b>\$561,900</b> |
| Importance Code A     | \$67,300         | \$50,800         | \$49,700           | \$49,700         |
| Importance Code B     | \$683,300        | \$320,700        | \$4,373,600        | \$512,200        |
| Importance Code C     | \$24,800         |                  | \$24,800           |                  |
| <b>Total</b>          | <b>\$775,400</b> | <b>\$371,500</b> | <b>\$4,448,100</b> | <b>\$561,900</b> |



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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$160,300      | LIFE               | **             | 5           | \$131,200      |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower Area</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Cooling Tower</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%        | 0-2               | \$171,500      | LIFE               | **             | 5           | \$52,500       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Windows, Garage Wing</i>                           |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 3%         |                   |                | LIFE               | **             | 5           | \$11,800       |          |
| Masonry: Limestone   | 80%        | 0-2               | \$2,484,400    | LIFE               | **             | 5           | \$314,800      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Slate Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$7,900        |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 95%        | 0-2               | \$300,200      | 2036               | **             | 5           | \$33,100       |          |
| <i>Air Infiltration, Extent : Light, Area Affected : 20%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Exterior Surfaces</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Dirty Glass</i>                                       |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 5%         |                   |                | 2031               | \$112,400      | 10          | \$21,800       |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 40%        | Now               | \$77,400       | LIFE               | **             | 5           | \$116,100      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%        | Now               | \$17,600       | LIFE               | **             | 5           | \$2,800        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 40%        | 0-2               | \$127,600      | LIFE               | **             | 5           | \$14,100       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Rail   | 10%        |                   |                | 2041               | **             | 5-10        | \$50,800       |          |

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

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

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

| Architecture           |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|------------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior               |            |                   |   |                    |                |             |                |          |
| Roof                   |            |                   |   |                    |                |             |                |          |
| Built-Up (BUR)         | 96%        | Now               | \$2,561,700   | 2038               | **             |             |                | 1        |
|                        |            |                   | <i>Blisters, Extent : Moderate, Area Affected : 30%</i>                 |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>            |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>        |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>          |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>             |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
| Modified Bitumen       | 2%         |                   |   | 2036               | **             | 10          | \$3,600        |          |
|                        |            |                   | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : Annex Roof</i>  |                    |                |             |                |          |
| Traffic Topping        | 2%         |                   |   | 2036               | **             | 10          | \$6,100        |          |
|                        |            |                   | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
| Soffits                |            |                   |   |                    |                |             |                |          |
| Cast in Place Concrete | 70%        |                   |   | LIFE               | **             | 5           |                |          |
| Masonry: Limestone     | 30%        |                   |   | LIFE               | **             | 5           |                |          |
| Interior               |            |                   |   |                    |                |             |                |          |
| Floors                 |            |                   |   |                    |                |             |                |          |
| Carpet                 | 33%        | 0-2               | \$192,400   | 2024               | \$3,847,400    | 3           | \$417,300      |          |
|                        |            |                   | <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%</i>    |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |
| Cast in Place Concrete | 15%        |                   |   | LIFE               | **             | 5           | \$276,600      |          |
| Ceramic Tile           | 7%         |                   |   | 2037               | **             | 5           | \$59,000       |          |
| Terrazzo               | 10%        |                   |   | LIFE               | **             | 5           | \$65,900       |          |
| Vinyl Tile             | 35%        | Now               | \$543,600   | 2028               | \$2,718,200    | 3           | \$110,600      |          |
|                        |            |                   | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |                    |                |             |                |          |
|                        |            |                   | <i>Location : Corridors, 3rd, 4th, Lm Levels</i>                        |                    |                |             |                |          |
|                        |            |                   | <i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>         |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>  |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2037               | **             | 5           | \$49,500       |          |
| Concrete Masonry Unit   | 10%        | Now               | \$119,200      | LIFE               | **             | 5           | \$39,600       |          |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 10th Floor, Roof Stair D</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Stair D</i>                                    |            |                   |                |                    |                |             |                |          |
| Fabric on Framing   | 10%        |                   |                | 2029               | \$10,930,800   | 5           | \$49,500       |          |
| Gypsum Board  | 33%        | 0-2               | \$73,400       | LIFE               | **             | 5           | \$196,100      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 5%         | 4+                | \$41,800       | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 5%         | 0-2               | \$215,400      | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$74,300       |          |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Wood  | 2%         |                   |                | LIFE               | **             | 5           | \$79,300       |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Interior  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceilings  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn  | 40%               | Now                      | \$295,500             | 2033                      | **                    | 5                  | \$210,800             |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 25%               | Now                      | \$369,400             | 2041                      | **                    | 5                  | \$105,400             |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Corridors</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Corridors</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 30%               | Now                      | \$881,700             | LIFE                      | **                    | 5                  | \$39,500              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair D To Roof, 10th Floor</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 5%                | 0-2                      | \$23,100              | LIFE                      | **                    | 5                  | \$52,700              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Site Pavements  |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |
| Parking/Driveway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2033                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2048                      | **                    | 5                  | \$2,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4,000 Amperes</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Total Of 75 Different Ratings Also 5.5 Amperes Rectifier 6 Volts Dc</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 50%               |                          |                       | 2028                      | \$264,700             | 5                  | \$1,100               |                 |
| Fused Disc Sw  | 50%               |                          |                       | 2048                      | **                    | 5                  | \$1,100               |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 30%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conduit  | 70%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2044                      | **                    | 5                  | \$1,200               |                 |
| Molded Case Bkrs   | 90%               |                          |                       | 2044                      | **                    | 5                  | \$11,900              |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 60%               |                          |                       | 2028                      | \$586,100             | 1                  |                       |                 |
| Thermoplastic  | 40%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 30%               |                          |                       | 2026                      |                       | 5                  | \$1,000               |                 |
| Motor Control Center   | 70%               | 4+                       | \$40,300              | 2041                      | **                    | 5                  | \$4,800               |                 |
| <i>Enclosure Corroded, Extent : Moderate, Area Affected : 5%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Suspect Water Damage, Extent : Moderate, Area Affected : 5%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$3,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | LIFE                      | **                    | 5                  | \$3,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2041                      | **                    | 1                  | \$154,500             |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2037                      | **                    | 1                  | \$194,400             |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 1,500 Kilowatt Genset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                 |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid  | 90%               |                          |                       | 2022                      | \$1,500               | 5                  | \$16,700              |                 |
| Lead/Acid  | 10%               |                          |                       | 2022                      | \$200                 | 5                  | \$1,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : On Roof Near Generator</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1,500 Kilowatt Load Bank</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 50%               |                          |                       | 2044                      | **                    | 5                  | \$46,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 275 Gallons</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 50%               |                          |                       | 2031                      | \$32,900              | 5                  | \$7,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 10,000 Gallon</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 85%               |                          |                       | 2033                      | **                    | 10                 | \$391,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-12 Lamps</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent   | 15%               |                          |                       | 2023                      | \$1,341,200           | 2                  | \$1,700               |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2023                      | \$133,800             | 1                  |                       |                 |
| Exit, Service  | 50%               |                          |                       | 2023                      | \$90,600              | 1                  |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2023                      | \$2,054,000           | 10                 | \$1,500               |                 |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 20%               |                          |                       | 2033                      | **                    | 1                  | \$37,500              |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog  | 30%               |                          |                       | 2028                      | \$1,689,900           | 1-3                | \$95,600              |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No. 2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator. Capacity Of Each Tank 10,000 Gallon</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 100%              |                          |                       | 2026                      | \$3,296,800           | 1                  | \$497,200             |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units - 2 Instantaneous Heat Exchangers Convert Steam To Hot Water</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 90%               |                          |                       | 2036                      | **                    | 4                  | \$22,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Through 9th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump   | 10%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10th Floor Uses Steam For Heating. Other Floors Use Hot Water.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 30%               |                          |                       | 2028                      | \$2,149,000           | 1                  | \$93,100              |                 |
| Convactor/Radiator  | 30%               |                          |                       | 2033                      | **                    | 1                  | \$48,600              |                 |
| Fan Coil Unit/Heat  | 40%               |                          |                       | 2028                      | \$3,051,700           | 1                  | \$64,900              |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller   | 98%               |                          |                       | 2041                      | **                    | 1                  | \$532,400             |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chillers</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling   | 1%                |                          |                       | 2033                      | **                    | 2                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 1%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units Used For Elevator Machine Rooms.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 1%                |                          |                       | 2033                      | **                    |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 100%              |                          |                       | 2048                      | **                    | 4                  | \$24,700              |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 50%               |                          |                       | 2033                      | **                    | 1                  | \$155,200             |                 |
| Fan Coil - 4 Pipe   | 50%               |                          |                       | 2028                      | \$5,963,600           | 1                  | \$81,100              |                 |

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Air Conditioning   | Heat Rejection        |                       |   |                           |                |                       |                    |                       |
|                    | Water Cooling Tower   | 100%                  |   |                           | 2032           | **                    | 2                  | \$505,200             |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Roof</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.</i>   |                           |                |                       |                    |                       |
| Ventilation        | Distribution          |                       |   |                           |                |                       |                    |                       |
|                    | Ductwork/Diffusers    | 100%                  |   |                           | LIFE           | **                    | 2-5                | \$279,900             |
|                    | Exhaust Fans          |                       |   |                           |                |                       |                    |                       |
|                    | Interior              | 100%                  |   |                           | 2028           | \$1,812,400           | 2                  | \$15,400              |
| Plumbing           | H/C Water Piping      |                       |   |                           |                |                       |                    |                       |
|                    | Brass/Copper          | 10%                   |   |                           | 2048           | **                    | 1                  |                       |
|                    | Galvanized Steel      | 90%                   |   |                           | 2033           | **                    | 1                  |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Basement</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : In Line Pressure Booster Pump For Domestic Cold Water.</i>   |                           |                |                       |                    |                       |
| HW Heat Exchanger  | HTHW/HW               | 100%                  |   |                           | 2048           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Basement</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 2 Units</i>  |                           |                |                       |                    |                       |
| Sanitary Piping    | Cast Iron             | 100%                  |   |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping | Cast Iron             | 100%                  |   |                           | LIFE           | **                    | 1                  |                       |
| Sump Pump(s)       | Non-Submersible       | 100%                  |   |                           | 2033           | **                    | 4                  | \$10,600              |
| Sewage Ejector(s)  | Electric              | 100%                  |   |                           | 2033           | **                    | 4                  | \$20,000              |
| Backflow Preventer | Generic               | 100%                  |   |                           | 2033           | **                    | 1                  | \$30,700              |
| Fixtures           | Generic               | 100%                  |   |                           |                |                       |                    |                       |
| Vertical Transport | Elevators             |                       |   |                           |                |                       |                    |                       |
|                    | Geared Traction       | 90%                   |   |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor</i> |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 11 Units</i>   |                           |                |                       |                    |                       |
|                    | Hydraulic             | 10%                   |   |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Lm-4th Floor</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 2 Units</i>  |                           |                |                       |                    |                       |

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport | Escalators            |                       |   |                           |                |                       |                    |                       |
|                    | Under 20' Rise        | 100%                  |   |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : (2) Lm - M, (2) M-1, (2) 1-2</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 6 Units</i>  |                           |                |                       |                    |                       |
| Fire Suppression   | Standpipe             |                       |   |                           |                |                       |                    |                       |
|                    | Generic               | 100%                  |   |                           | 2054           | **                    | 1-5                | \$253,100             |
|                    | Sprinkler             |                       |   |                           |                |                       |                    |                       |
|                    | No Component          | 70%                   |   |                           |                |                       |                    |                       |
|                    | Generic               | 30%                   |   |                           | 2048           | **                    | 1-2                | \$42,200              |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 30%</i>   |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Garage, Basement, Cellar 1st And 2nd Floor</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : Deluge System For The Garage. Dry System For Cellar, Basement 1st And 2nd Floor.</i> |                           |                |                       |                    |                       |
| Fire Pump          | Generic               | 100%                  |   |                           | 2024           | \$328,000             | 1                  | \$93,700              |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$439,800             | \$6,077,300           |
| Interior Architecture | \$382,100             | \$2,550,300           |
| Electrical            | \$470,300             |                       |
| Mechanical            | \$2,370,600           | \$20,618,500          |
| <b>Total</b>          | <b>\$3,662,800</b>    | <b>\$29,246,100</b>   |
| Importance Code A     | \$439,800             | \$6,077,300           |
| Importance Code B     | \$3,033,000           | \$22,060,900          |
| Importance Code C     | \$189,900             | \$1,107,800           |
| <b>Total</b>          | <b>\$3,662,800</b>    | <b>\$29,246,100</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$44,500           |                  | \$24,200         |                  |
| Interior Architecture | \$486,400          | \$27,400         |                  | \$171,300        |
| Electrical            | \$162,900          | \$134,500        | \$147,000        | \$156,100        |
| Mechanical            | \$277,200          | \$264,600        | \$378,900        | \$292,900        |
| Elevators/Escalators  | \$202,100          | \$202,100        | \$202,100        | \$202,100        |
| <b>Total</b>          | <b>\$1,173,200</b> | <b>\$628,700</b> | <b>\$752,200</b> | <b>\$822,400</b> |
| Importance Code A     | \$80,700           | \$36,200         | \$62,300         | \$36,200         |
| Importance Code B     | \$1,092,400        | \$592,500        | \$689,900        | \$786,200        |
| Importance Code C     |                    |                  |                  |                  |
| <b>Total</b>          | <b>\$1,173,200</b> | <b>\$628,700</b> | <b>\$752,200</b> | <b>\$822,400</b> |



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

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 63%        |                   |                | LIFE               | **             | 5           | \$769,700      |          |
| Metal Panel   | 20%        |                   |                | 2049               | **             | 5-10        | \$896,000      |          |
| Metal Sect. OHD   | 2%         |                   |                | 2034               | **             | 5           | \$40,700       |          |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$317,700      |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 10%        |                   |                | 2038               | **             | 10          |                |          |
| No Component  | 90%        |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 10%        |                   |                | 2049               | **             | 5           | \$7,700        |          |
| Metal Rail  | 90%        |                   |                | 2042               | **             | 5-10        | \$322,000      |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 4%         | Now               | \$14,300       | 2034               | **             |             |                |          |
| <i>Repairs in Progress, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Balconies</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 10th Floor Penthouse And 7th Floor Balconies</i>          |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 4%         |                   |                | 2042               | **             | 10          | \$30,300       |          |
| Modified Bitumen  | 65%        |                   |                | 2029               |                | 10          | \$3,943,600    |          |
| Skylight, Metal/Glass   | 2%         |                   |                | 2049               | **             | 10          | \$27,500       |          |
| Under Construction  | 25%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Ground Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Plaza Roof Over Parking Area</i>                       |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 100%       |                   |                | 2049               | **             | 5-10        |                |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        | 0-2               | \$454,900      | 2028               | \$4,548,700    | 3           | \$493,400      |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th And 9th Floors</i>                                    |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        | 4+                | \$24,700       | LIFE               | **             | 5           | \$239,800      |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator Machine Room 1004</i>                            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2038               | **             | 5           | \$54,800       |          |
| Granite Panels  | 15%        |                   |                | LIFE               | **             | 5           | \$123,300      |          |
| Steel Plate   | 5%         |                   |                | LIFE               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairwells</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually Stainless Steel Treads And Risers</i> |            |                   |                |                    |                |             |                |          |
| Terrazzo  | 30%        |                   |                | LIFE               | **             | 5           | \$257,000      |          |
| Vinyl Tile  | 5%         |                   |                | 2034               | **             | 3           | \$27,400       |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HALL OF JUSTICE**  
**Asset # : 14315**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Cast Stone/Terra Cotta   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Ceramic Tile   | 5%                |                          |                       | 2038                      | **                    | 5                  | \$91,900              |                 |
| Gypsum Board   | 63%               | 4+                       | \$104,000             | LIFE                      | **                    | 5                  | \$694,500             |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Elevator Room 1031</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Under 7th Floor Balconies At Stairwells</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Granite Panels   | 2%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster  | 5%                | Now                      | \$39,900              | LIFE                      | **                    | 5                  | \$27,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ramp Area At Jury Waiting Room</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood   | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$367,400             |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 50%               | 4+                       | \$96,100              | 2042                      | **                    | 5                  | \$274,100             |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 8%                |                          |                       | LIFE                      | **                    | 5                  | \$13,700              |                 |
| Gypsum Board   | 40%               | 4+                       | \$96,100              | LIFE                      | **                    | 5                  | \$548,200             |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 6th Floor At Stairwells</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Metal Panel  | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$27,400              |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link   | 100%              |                          |                       | 2049                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 85%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| Pavers/Stone   | 15%               |                          |                       | 2032                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2042                      | **                    |                    |                       |                 |
| <b>Activity Yard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

| <b>Electrical</b>            |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>        |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>             |  |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid                    | 100%   |                          |                       | 2023                      | \$1,600               | 5                  | \$27,100              |                 |
| <b>Fuel Storage</b>          |  |                          |                       |                           |                       |                    |                       |                 |
| Day Tank                     | 20%  |                          |                       | 2045                      | **                    | 5                  | \$27,200              |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 275 Gallons</i>                                       |                          |                       |                           |                       |                    |                       |                 |
| Main Tank                    | 80%  |                          |                       | 2057                      | **                    | 5                  | \$17,200              |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Basement</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : 10,000 Gallons, Shared With Boiler</i>                |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 50%  |                          |                       | 2034                      | **                    | 10                 | \$335,900             |                 |
|                              | <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 20%  |                          |                       | 2034                      | **                    | 10                 | \$134,400             |                 |
|                              | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout</i>   |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 30%  |                          |                       | 2034                      | **                    | 10                 | \$7,100               |                 |
| <b>Egress Lighting</b>       |  |                          |                       |                           |                       |                    |                       |                 |
| Exit, LED                    | 60%  |                          |                       | 2057                      | **                    | 1                  |                       |                 |
| Exit, Service                | 10%  |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Exit, Battery                | 30%  |                          |                       | 2034                      | **                    | 10                 | \$14,800              |                 |
| <b>Exterior Lighting</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 100%   |                          |                       | 2034                      | **                    | 10                 | \$2,200               |                 |
| <b>Lightning Protection</b>  |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Arresters/Cabling</b>     |  |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%   |                          |                       | 2057                      | **                    | 5                  | \$21,500              |                 |
| <b>Alarm</b>                 |  |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |  |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%   |                          |                       | 2034                      | **                    | 1                  | \$273,600             |                 |
| <b>Fire/Smoke Detection</b>  |  |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%   |                          |                       | 2034                      | **                    | 1-3                | \$465,100             |                 |

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler   | 100%              |                          |                       | 2034                      | **                    | 1                  | \$362,200             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Boilers</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Hot Wtr Piping/Pump  | 100%              |                          |                       | 2037                      | **                    | 4                  | \$36,100              |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 35%               |                          |                       | 2029                      | \$3,658,400           | 1                  | \$158,500             |                 |
| Convactor/Radiator   | 60%               |                          |                       | 2034                      | **                    | 1                  | \$142,000             |                 |
| Unit Heater - Hot Water  | 5%                |                          |                       | 2029                      | \$139,200             |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity   | 100%              |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 33%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Centrifugal, Elec Chiller  | 90%               |                          |                       | 2032                      | **                    | 1                  | \$713,400             |                 |
| Interior Pkg Unit -<br>Cooling   | 10%               | 0-2                      | \$139,000             | 2027                      | \$2,779,400           | 2                  | \$3,600               |                 |
| <i>R-22 Refrigerant, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Controls System Is Obsolete</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>CW & CHW Wtr<br>Pipe/Pump  | 100%              |                          |                       | 2039                      | **                    | 4                  | \$54,200              |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 100%              |                          |                       | 2029                      | \$8,336,800           | 1                  | \$453,000             |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 100%              | Now                      | \$1,128,400           | 2030                      | \$2,820,900           | 2                  | \$589,800             |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 95%               |                          |                       | 2029                      | \$2,512,400           | 2                  | \$21,300              |                 |
| Roof   | 5%                |                          |                       | 2029                      | \$61,700              | 2                  | \$1,100               |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper   | 100%              | Now                      | \$554,100             | 2039                      | **                    | 1                  |                       |                 |
| <i>Damaged, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Water Tank In Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater<br>Gas Fired   | 100%              |                          |                       | 2024                      | \$453,400             | 2                  | \$10,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 250 Gallon Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Submersible   | 100%              |                          |                       | 2022                      | \$25,200              | 4                  | \$23,200              |                 |
| Sewage Ejector(s)<br>Electric   | 100%              |                          |                       | 2029                      | \$214,100             | 4                  | \$29,200              |                 |
| Backflow Preventer<br>Generic   | 100%              |                          |                       | 2034                      | **                    | 1                  | \$44,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Meter Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Fire And Domestic Water Service</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction   | 95%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Twelve Units From Sub-basement To 9th Floor, Eight Units From Sub-basement To 6th Floor, One Unit From 1st to 7th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 21 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 2nd Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Escalators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under 20' Rise  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2049                      | **                    | 1-5                | \$383,000             |                 |
| <b>Sprinkler</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2039                      | **                    | 1-2                | \$205,200             |                 |
| <b>Fire Pump</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2032                      | **                    | 1                  | \$136,800             |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,172,800           | \$173,700             |
| Interior Architecture | \$311,300             | \$203,600             |
| Electrical            |                       | \$2,307,800           |
| Mechanical            | \$41,100              | \$2,708,600           |
| <b>Total</b>          | <b>\$1,525,200</b>    | <b>\$5,393,700</b>    |
| Importance Code A     | \$1,172,800           | \$173,700             |
| Importance Code B     | \$305,900             | \$5,117,400           |
| Importance Code C     | \$46,400              | \$102,600             |
| <b>Total</b>          | <b>\$1,525,200</b>    | <b>\$5,393,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$32,600         | \$200            |                  |                  |
| Interior Architecture | \$305,500        |                  | \$7,400          | \$15,900         |
| Electrical            | \$9,800          | \$28,500         | \$10,300         | \$14,400         |
| Mechanical            | \$132,400        | \$33,700         | \$61,400         | \$44,900         |
| Elevators/Escalators  | \$65,900         | \$65,900         | \$65,900         | \$65,900         |
| <b>Total</b>          | <b>\$546,200</b> | <b>\$128,300</b> | <b>\$145,000</b> | <b>\$141,100</b> |
| Importance Code A     | \$48,300         | \$5,200          | \$4,900          | \$6,300          |
| Importance Code B     | \$409,300        | \$123,100        | \$136,400        | \$134,800        |
| Importance Code C     | \$88,700         |                  | \$3,700          |                  |
| <b>Total</b>          | <b>\$546,200</b> | <b>\$128,300</b> | <b>\$145,000</b> | <b>\$141,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                |                   |                |                    |                |             |                |          |
| Glass Block   | 7%             | Now               | \$139,700      | LIFE               | **             | 5           | \$5,400        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Rear East Facade, Street Level</i>  |                |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity   | 68%            | 0-2               | \$340,700      | LIFE               | **             | 5           | \$83,900       |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 20%</i>                          |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead And Throughout</i>   |                |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>                           |                |                   |                |                    |                |             |                |          |
| <i>Location : North And South Facades, Bulkhead</i>   |                |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Location : At Louvers</i>  |                |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>                             |                |                   |                |                    |                |             |                |          |
| <i>Location : Below Window Sills And Vents</i>  |                |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead, Rear Facade At Adjoining Building</i>                                   |                |                   |                |                    |                |             |                |          |
| Masonry: Sandstone  | 5%             | 0-2               | \$10,300       | LIFE               | **             | 5           | \$4,600        |          |
| <i>Open Joints, Extent : Moderate, Area Affected : 15%</i>                                      |                |                   |                |                    |                |             |                |          |
| <i>Location : Bulkhead</i>  |                |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 20%            | 0-2               | \$424,200      | LIFE               | **             | 5           | \$46,300       |          |
| <i>Air Infiltration, Extent : Light, Area Affected : 60%</i>                                    |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Glazing Clouded, Extent : Moderate, Area Affected : 20%</i>                                  |                |                   |                |                    |                |             |                |          |
| <i>Location : North Facade At Main Stair</i>  |                |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor At Main Stair In North Facade</i>                                       |                |                   |                |                    |                |             |                |          |
| Windows   |                |                   |                |                    |                |             |                |          |
| Aluminum  | 90%            | Now               | \$226,300      | 2046               | **             | 5           | \$12,500       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>                            |                |                   |                |                    |                |             |                |          |
| <i>Location : Upper Floors</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                                |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Rooms On Upper Floors Through South Facade, 10th Floor Elevator Lobby</i> |                |                   |                |                    |                |             |                |          |
| Metal Louvers   | 10%            | 4+                | \$4,500        | 2039               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>                                   |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity   | 15%        |                   |                | LIFE               | **             | 5           | \$500          |          |
| Masonry: Sandstone  | 5%         |                   |                | LIFE               | **             | 5           | \$200          |          |
| Metal Rail  | 75%        | 4+                | \$7,900        | 2043               | **             | 5           | \$19,400       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Northwest Corner On The 6th Floor</i>                   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 5%         |                   |                | 2043               | **             | 5           | \$500          |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 82%        | 0-2               | \$42,000       | 2035               | **             |             |                |          |
| <i>Broken Paver Blocks, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th Floor Roof</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th Floor Roof</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th Floor Roof</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade 10th Floor</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 10%        | Now               | \$4,400        | 2030               | \$43,600       |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 10th Through 6th Floor</i>                              |            |                   |                |                    |                |             |                |          |
| Skylight, Plastic Sloped Glazing                                      | 5%         |                   |                | 2043               | **             | 1           |                |          |
|   | 3%         | Now               | \$5,600        | LIFE               | **             | 5           | \$11,900       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrance Canopy</i>                                     |            |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 10%        | Now               | \$207,000      | 2032               | **             | 3           | \$22,500       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$32,700       |          |
| Ceramic Tile  | 5%         |                   |                | 2039               | **             | 5           | \$7,500        |          |
| Granite Panels  | 10%        |                   |                | LIFE               | **             | 5           | \$11,200       |          |
| Terrazzo  | 20%        |                   |                | LIFE               | **             | 5           | \$23,400       |          |
| Vinyl Tile  | 45%        | 0-2               | \$186,100      | 2035               | **             | 3           | \$25,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Corridor, Basement</i>                        |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |  | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|--|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |                 |
| <b>Interior</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Ceramic Tile   | 5%                |                          |                       | 2039           | **                        | 5                  | \$7,300               |  |                 |
| Concrete Masonry Unit  | 10%               |                          |                       | LIFE           | **                        | 5                  | \$5,900               |  |                 |
| Glass: Single Pane   | 5%                | 4+                       | \$23,900              | LIFE           | **                        | 5                  | \$5,500               |  |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 35%</i>                             |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : All Levels</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Explanation : Clouded / Staining</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Gypsum Board   | 50%               | Now                      | \$32,900              | LIFE           | **                        | 5                  | \$44,000              |  |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i>                               |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i> |                   |                          |                       |                |                           |                    |                       |  |                 |
| Masonry: Brick   | 15%               | 4+                       | \$46,400              | LIFE           | **                        |                    |                       |  |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>                          |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Main Stair</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Granite Panels   | 5%                | 4+                       | \$31,900              | LIFE           | **                        |                    |                       |  |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>                             |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Entrance Lobby</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Explanation : Staining/coloring</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Wood   | 10%               |                          |                       | LIFE           | **                        | 5                  | \$58,600              |  |                 |
| <b>Ceilings</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| AcousTileSusp.Lay-In   | 60%               | 0-2                      | \$78,700              | 2043           | **                        | 5                  | \$44,900              |  |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                               |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>                            |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : At Dividing Walls On Upper Floors</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Exposed Concrete   | 10%               |                          |                       | LIFE           | **                        | 5                  | \$2,300               |  |                 |
| Gypsum Board   | 30%               | Now                      | \$9,800               | LIFE           | **                        | 5                  | \$56,100              |  |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>                                |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby</i>                   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Iron Picket  | 100%              |                          |                       | 2065           | **                        |                    |                       |  |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2065           | **                        |                    |                       |  |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2043           | **                        |                    |                       |  |                 |

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

Under 600 Volts

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

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

**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**  
**BRONX HOUSING COURT**  
**Asset # : 4374**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent                                       | 60%               |                          |                       | 2030                      | \$1,068,700           | 10                 | \$55,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 40%               |                          |                       | 2030                      | \$712,400             | 10                 | \$36,700              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2030                      | \$26,600              | 1                  |                       |                 |
| Exit, LED  | 20%               |                          |                       | 2065                      | **                    | 1                  |                       |                 |
| Exit, Service  | 30%               |                          |                       | 2030                      | \$10,800              | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 30%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2030                      | \$98,300              | 1                  | \$11,200              |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2030                      | \$336,600             | 1-3                | \$18,500              |                 |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Vault</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 6,000 Gallon Tank</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler   | 100%              | 0-2                      | \$15,600              | 2043                      | **                    | 1                  | \$44,500              |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : At Sections, Boiler Room</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sixth Floor Mechanical Equipment Room</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Dual Fuel Hot Water Boilers</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2046                      | **                    | 4                  | \$7,400               |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 40%               |                          |                       | 2030                      | \$570,800             | 1                  | \$24,700              |                 |
| Convactor/Radiator   | 40%               |                          |                       | 2043                      | **                    | 1                  | \$12,900              |                 |
| Fan Coil Unit/Heat   | 20%               |                          |                       | 2030                      | \$304,000             | 1                  | \$6,500               |                 |

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller  | 95%               | 0-2                      | \$21,800              | 2033                      | **                    | 1                  | \$92,500              |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 45%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Unit No.1 Has Been Down For More Than One Year.</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sixth Floor Mechanical Equipment Room</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Rotary Screw Chillers, Refrigerant R-22</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling  | 5%                |                          |                       | 2025                      | \$41,100              | 2                  | \$300                 |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit, 10th Floor Roof</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 10%               | 0-2                      | \$2,500               | 2050                      | **                    | 4                  | \$500                 |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 6th Floor Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 6th Floor Mechanical Room</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Under Size Of Conjunctive Piping</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 90%               |                          |                       | 2050                      | **                    | 4                  | \$6,700               |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 95%               |                          |                       | 2030                      | \$1,081,200           | 1                  | \$58,800              |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 95%               |                          |                       | 2028                      | \$365,800             | 2                  | \$95,600              |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 50%               | 0-2                      | \$23,400              | LIFE                      | **                    | 2-5                | \$27,900              |                 |
| <i>Unbalanced System, Extent : Moderate, Area Affected : 50%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : The Lower Floor From Mezzanine To 5th Floor Lack Of Airflow.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 50%               |                          |                       | LIFE                      | **                    | 2-5                | \$27,900              |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 90%               |                          |                       | 2030                      | \$324,900             | 2                  | \$2,800               |                 |
| Roof   | 10%               |                          |                       | 2030                      | \$16,800              | 2                  | \$300                 |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 98%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Brass/Copper   | 2%                | 0-2                      | \$15,100              | 2060                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Deteriorating Roof Tank Shingles</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |

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

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| Water Heater  |            |                   |                |                    |                |             |                |          |
| Gas Fired   | 85%        |                   |                | 2030               | \$52,600       | 2           | \$1,200        |          |
| Gas Fired   | 15%        | 2-4               | \$9,300        | 2030               | \$9,300        | 2           | \$200          |          |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 100%</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Location : Sixth Floor Mechanical Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Sixth Floor Mechanical Room</i>   |            |                   |                |                    |                |             |                |          |
| Sanitary Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping  |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)  |            |                   |                |                    |                |             |                |          |
| Non-Submersible   | 100%       |                   |                | 2030               | \$15,500       | 4           | \$3,200        |          |
| Sewage Ejector(s)   |            |                   |                |                    |                |             |                |          |
| Electric  | 100%       | 0-2               | \$600          | 2035               | **             | 4           | \$4,000        |          |
| <i>Not in Service, Extent : Moderate, Area Affected : 50%</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Backflow Preventer  |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                | 2035               | **             | 1           | \$6,100        |          |
| Fixtures  |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                |                    |                |             |                |          |
| <i>Obsolete Fixtures, Extent : Moderate, Area Affected : 75%</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Vertical Transport  |            |                   |                |                    |                |             |                |          |
| Elevators   |            |                   |                |                    |                |             |                |          |
| Geared Traction   | 100%       |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Cellar To 10th Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 6 Units. No.4 Is Out Of Service For Years. The Rest Units Are Down Frequently.</i> |            |                   |                |                    |                |             |                |          |
| Escalators  |            |                   |                |                    |                |             |                |          |
| Over 20' Rise   | 100%       |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Lobby To 2nd Floors</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units</i>  |            |                   |                |                    |                |             |                |          |
| Fire Suppression  |            |                   |                |                    |                |             |                |          |
| Standpipe   |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                | 2050               | **             | 1-5         | \$50,400       |          |
| <i>Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Sprinkler   |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                | 2050               | **             | 1-2         | \$28,000       |          |
| Fire Pump   |            |                   |                |                    |                |             |                |          |
| Generic   | 100%       |                   |                | 2033               | **             | 1           | \$18,700       |          |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$83,900              | \$19,200              |
| Interior Architecture | \$82,600              |                       |
| Electrical            | \$38,000              | \$334,400             |
| Mechanical            | \$47,600              | \$161,600             |
| <b>Total</b>          | <b>\$252,200</b>      | <b>\$515,100</b>      |
| Importance Code A     | \$83,900              | \$19,200              |
| Importance Code B     | \$168,300             | \$496,000             |
| <b>Total</b>          | <b>\$252,200</b>      | <b>\$515,100</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b>  |
|-----------------------|-----------------|----------------|----------------|-----------------|
| Exterior Architecture | \$30,400        |                |                |                 |
| Interior Architecture | \$12,900        | \$1,500        | \$600          | \$5,300         |
| Electrical            | \$1,000         | \$1,100        | \$1,400        | \$5,400         |
| Mechanical            | \$6,400         | \$1,000        | \$4,100        | \$18,800        |
| Site Pavements        | \$5,600         |                |                |                 |
| <b>Total</b>          | <b>\$56,400</b> | <b>\$3,500</b> | <b>\$6,100</b> | <b>\$29,500</b> |
| Importance Code A     | \$31,600        | \$200          | \$900          | \$9,200         |
| Importance Code B     | \$23,400        | \$3,100        | \$5,200        | \$20,300        |
| Importance Code C     | \$1,400         | \$200          |                |                 |
| <b>Total</b>          | <b>\$56,400</b> | <b>\$3,500</b> | <b>\$6,100</b> | <b>\$29,500</b> |



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

**Asset # : 13869**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$18,600       |          |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$900          |          |
| Masonry: Limestone  | 10%        |                   |                | LIFE               | **             | 5           | \$1,700        |          |
| Wood  | 5%         | Now               | \$13,200       | 2035               | **             | 5           | \$2,900        |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : At Dormers And Cupola</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Dormers, Fascia Boards And Cupola</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Dormers And Cupola</i>                             |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 95%        |                   |                | 2046               | **             | 5           | \$800          |          |
| Wood  | 5%         | Now               | \$1,200        | 2055               | **             | 5           | \$200          |          |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Split/Cracked, Extent : Severe, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        |          |
| Masonry: Brick  | 20%        |                   |                | LIFE               | **             | 5           | \$500          |          |
| No Component  | 75%        |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 10%        | Now               | \$38,400       | 2040               | **             |             |                | 1        |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : At Junction Of Carriage House, Meeting Room B</i>     |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Meeting Room B</i>                               |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 5%         |                   |                | 2030               | \$19,200       | 10          | \$1,300        |          |
| Copper/Terne  | 40%        | Now               | \$45,600       | 2045               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Roofs</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Attic Office</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Metal Roofs</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Coated With Liquid Membrane</i>                    |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 25%        | Now               | \$15,900       | 2035               | **             |             |                | 1        |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Carriage House</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Carriage House</i>                               |            |                   |                |                    |                |             |                |          |
| Roll Roofing  | 15%        |                   |                | 2026               | \$17,500       | 5           | \$6,500        |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2040               | **             | 10          | \$4,400        |          |

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

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

**Asset # : 13869**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 5%         |                   |                | 2029               | \$15,500       | 3           | \$1,700        |          |
| Cast in Place Concrete  | 5%         | Now               | \$2,500        | LIFE               | **             | 5           | \$2,500        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2039               | **             | 5           | \$1,100        |          |
| Vinyl Tile  | 40%        | Now               | \$82,600       | 2040               | **             | 3           | \$3,400        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Second Floor And Attic</i>                            |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 25%        |                   |                | 2038               | **             | 3           | \$2,100        |          |
| Wood  | 20%        |                   |                | 2045               | **             | 5           | \$8,400        |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2043               | **             | 5           | \$400          |          |
| Gypsum Board  | 30%        |                   |                | LIFE               | **             | 5           | \$1,400        |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| Plaster   | 5%         | Now               | \$700          | LIFE               | **             | 5           | \$100          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 30%        |                   |                | 2047               | **             | 5           | \$6,700        |          |
| Gypsum Board  | 25%        |                   |                | LIFE               | **             | 5           | \$7,000        |          |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$3,500        |          |
| Plaster   | 20%        | 4+                | \$6,400        | LIFE               | **             | 5           | \$2,800        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Carriage House And Meeting Room B</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Carriage House And Meeting Room B</i>                 |            |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       |                   |                | 2065               | **             |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 100%       |                   |                | 2050               | **             |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | 0-2               | \$4,900        | 2043               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : White Plains Road</i>                                 |            |                   |                |                    |                |             |                |          |

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

**Asset # : 13869**

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

Site Pavements

On-Site Walkways

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

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

*Location : Throughout*

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

Under 600 Volts

Service Equipment

|               |     |  |  |      |    |   |  |  |
|---------------|-----|--|--|------|----|---|--|--|
| Fused Disc Sw | 50% |  |  | 2040 | ** | 5 |  |  |
|---------------|-----|--|--|------|----|---|--|--|

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

*Location : Electrical Room*

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

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

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

*Location : Electrical Room*

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

Switchgear / Switchboard

|                  |      |  |  |      |           |   |       |  |
|------------------|------|--|--|------|-----------|---|-------|--|
| Molded Case Bkrs | 100% |  |  | 2030 | \$105,900 | 5 | \$400 |  |
|------------------|------|--|--|------|-----------|---|-------|--|

Raceway

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 20% |  |  | 2040 | ** | 1 |  |  |
|---------|-----|--|--|------|----|---|--|--|

|         |     |  |  |      |          |   |  |  |
|---------|-----|--|--|------|----------|---|--|--|
| Conduit | 80% |  |  | 2030 | \$24,100 | 1 |  |  |
|---------|-----|--|--|------|----------|---|--|--|

Panelboards

|               |    |  |  |      |    |   |  |  |
|---------------|----|--|--|------|----|---|--|--|
| Fused Disc Sw | 5% |  |  | 2038 | ** | 5 |  |  |
|---------------|----|--|--|------|----|---|--|--|

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

|                  |     |  |  |      |          |   |       |  |
|------------------|-----|--|--|------|----------|---|-------|--|
| Molded Case Bkrs | 75% |  |  | 2029 | \$24,300 | 5 | \$300 |  |
|------------------|-----|--|--|------|----------|---|-------|--|

Wiring

|               |     |     |          |      |    |   |  |  |
|---------------|-----|-----|----------|------|----|---|--|--|
| Braided Cloth | 75% | 2-4 | \$38,000 | 2055 | ** | 1 |  |  |
|---------------|-----|-----|----------|------|----|---|--|--|

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

*Location : Throughout The Building*

|               |     |  |  |      |    |   |  |  |
|---------------|-----|--|--|------|----|---|--|--|
| Thermoplastic | 25% |  |  | 2040 | ** | 1 |  |  |
|---------------|-----|--|--|------|----|---|--|--|

Ground

Grounding Devices

|         |      |  |  |      |    |   |       |  |
|---------|------|--|--|------|----|---|-------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$200 |  |
|---------|------|--|--|------|----|---|-------|--|

Lighting

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

**Asset # : 13869**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 30%               |  |                       | 2035                      | **                    | 10                 | \$4,100               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 60%               |  |                       | 2030                      | \$55,500              | 10                 | \$8,300               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-12 Lamps</i>  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%                |  |                       | 2030                      | \$4,600               | 10                 | \$700                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lobby And Hallways</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Compact Fluorescent Light</i>   |                       |                           |                       |                    |                       |                 |
| HID                          | 4%                |  |                       | 2030                      |                       | 10                 |                       |                 |
| Incandescent                 | 1%                |  |                       | 2030                      | \$2,100               | 2                  |                       |                 |
| <b>Egress Lighting</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2030                      | \$11,000              | 10                 | \$1,800               |                 |
| Exit, Service                | 50%               |  |                       | 2030                      | \$2,700               | 1                  |                       |                 |
| <b>Exterior Lighting</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| HID                          | 30%               |  |                       | 2030                      | \$18,400              | 10                 |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |  |                       | 2038                      | **                    | 1                  | \$1,700               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Perimeter Of The Building</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>   |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |  |                       |                           |                       |                    |                       |                 |
| Generic, Digital             | 100%              |  |                       | 2030                      | \$168,300             | 1-3                | \$9,200               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i> |                       |                           |                       |                    |                       |                 |

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

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

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

**Asset # : 13869**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace   | 25%               | 0-2                      | \$400                 | 2025                      | \$9,000               | 1                  | \$1,700               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : The Shell</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Rooftop Package Unit. On Extended Useful Life Time</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Pump Air Sourced   | 60%               |                          |                       | 2034                      | **                    | 2                  | \$2,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 7 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Pump Air Sourced   | 15%               |                          |                       | 2028                      |                       | 2                  | \$700                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Locations</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil Unit/Heat  | 60%               |                          |                       | 2035                      | **                    | 1                  | \$2,900               |                 |
| Fan Coil Unit/Heat  | 15%               |                          |                       | 2030                      | \$34,200              | 1                  | \$700                 |                 |
| No Component  | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 25%               |                          |                       | 2025                      | \$47,600              | 2                  | \$200                 |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 25%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit On Lower Roof</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 15%               |                          |                       | 2030                      | \$48,700              |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 4 Units, Lower Roof</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 60%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 7 Units. R-410a</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 2 Pipe   | 15%               |                          |                       | 2030                      | \$43,400              | 1                  | \$700                 |                 |
| Fan Coil - 2 Pipe   | 60%               |                          |                       | 2035                      | **                    | 1                  | \$2,900               |                 |
| No Component  | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Cooled Condenser Unit   | 15%               |                          |                       | 2030                      | \$4,600               | 2                  | \$1,600               |                 |
| Air Cooled Condenser Unit   | 60%               |                          |                       | 2038                      | **                    | 2                  | \$6,300               |                 |
| No Component  | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 13869**

| <b>Mechanical</b>                                       |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                            | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers                                      | 75%               |                          |                       | LIFE                      | **                    | 2-5                | \$6,300               |                 |
| No Component  | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 65%               |                          |                       | 2030                      | \$35,200              | 2                  | \$300                 |                 |
| Roof  | 35%               |                          |                       | 2025                      | \$8,800               | 2                  | \$200                 |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              | 0-2                      | \$2,200               | LIFE                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Storm Drain Piping</b>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Submersible   | 100%              |                          |                       | 2022                      | \$500                 | 4                  | \$500                 |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture |                       | \$342,100             |
| Interior Architecture | \$61,200              | \$1,267,700           |
| Electrical            |                       | \$39,800              |
| Mechanical            | \$681,100             | \$676,300             |
| Site Pavements        | \$121,800             | \$250,800             |
| <b>Total</b>          | <b>\$864,000</b>      | <b>\$2,576,700</b>    |
| Importance Code A     | \$88,700              | \$342,100             |
| Importance Code B     | \$653,600             | \$1,062,300           |
| Importance Code C     | \$121,800             | \$1,172,200           |
| <b>Total</b>          | <b>\$864,000</b>      | <b>\$2,576,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>   | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|------------------|-----------------|
| Exterior Architecture |                  | \$9,800         |                  |                 |
| Interior Architecture | \$47,500         | \$4,900         | \$356,900        | \$11,800        |
| Electrical            | \$1,400          | \$1,900         | \$1,700          | \$1,400         |
| Mechanical            | \$47,600         | \$26,800        | \$16,000         | \$10,000        |
| Site Enclosure        | \$1,200          |                 |                  |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900          | \$7,900         |
| <b>Total</b>          | <b>\$105,500</b> | <b>\$51,400</b> | <b>\$382,600</b> | <b>\$31,100</b> |
| Importance Code A     |                  | \$12,700        | \$2,800          | \$2,800         |
| Importance Code B     | \$104,300        | \$38,700        | \$378,000        | \$28,400        |
| Importance Code C     | \$1,200          |                 | \$1,800          |                 |
| <b>Total</b>          | <b>\$105,500</b> | <b>\$51,400</b> | <b>\$382,600</b> | <b>\$31,100</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN BOROUGH HALL**  
**Asset # : 2035**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 95%        |                   |                | LIFE               | **             | 5           | \$70,300       |          |
| Metal Panel   | 5%         |                   |                | 2038               | **             | 5-10        | \$33,900       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Wood  | 100%       |                   |                | 2036               | **             | 5           | \$157,900      |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 90%        |                   |                | LIFE               | **             | 5           | \$2,000        |          |
| Metal Cornice   | 10%        |                   |                | 2043               | **             | 10          | \$600          |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 75%        |                   |                | 2056               | **             | 10          | \$78,900       |          |
| Skylight, Metal/Glass   | 25%        |                   |                | 2048               | **             | 10          | \$35,000       |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        | 4+                | \$35,500       | 2024               | \$355,100      | 3           | \$35,500       |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Office</i>                                  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$8,600        |          |
| Ceramic Tile  | 5%         |                   |                | 2037               | **             | 5           | \$3,900        |          |
| Mosaic Tile   | 5%         |                   |                | 2033               | **             | 5           | \$9,900        |          |
| Marble Panels   | 45%        |                   |                | LIFE               | **             | 5           | \$26,600       |          |
| Wood  | 10%        | 4+                | \$61,200       | 2031               | \$305,800      | 5           | \$7,400        |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 40%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Ground Floor At Mechanical Room</i>                   |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Fabric on Framing   | 5%         |                   |                | 2029               | \$863,800      | 5           | \$3,600        |          |
| Marble Panels   | 30%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 50%        |                   |                | LIFE               | **             | 5           | \$21,600       |          |
| Wood  | 10%        |                   |                | LIFE               | **             | 5           | \$57,700       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| Plaster   | 10%        | Now               | \$10,000       | LIFE               | **             | 5           | \$4,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor Corridor</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Third Floor Corridor</i>                              |            |                   |                |                    |                |             |                |          |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$6,100        |          |
| Plaster   | 75%        |                   |                | LIFE               | **             | 5           | \$30,300       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       | Now               | \$1,200        | 2048               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : East Side Of Building</i>                             |            |                   |                |                    |                |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Pavements  |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 75%               | 4+                       | \$46,500              | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone  | 25%               | Now                      | \$75,200              | 2031                      | \$250,800             |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Marble Steps At Entrance</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Marble Steps At Entrance</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2038                      | **                    | 5                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2038                      | **                    | 5                  | \$200                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 90%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conduit  | 10%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2036                      | **                    | 5                  | \$100                 |                 |
| Molded Case Bkrs   | 80%               |                          |                       | 2036                      | **                    | 5                  | \$1,200               |                 |
| Molded Case Bkrs   | 10%               |                          |                       | 2044                      | **                    | 5                  | \$100                 |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 80%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Thermoplastic  | 20%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 90%               |                          |                       | 2033                      | **                    | 5                  | \$300                 |                 |
| Locally Mounted  | 10%               |                          |                       | 2041                      | **                    | 5                  |                       |                 |
| Ground   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exit, LED  | 100%              |                          |                       | 2063                      | **                    | 1                  |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 80%               |                          |                       | 2033                      | **                    | 10                 | \$100                 |                 |
| LED  | 20%               |                          |                       | 2036                      | **                    |                    |                       |                 |

## Alarm

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

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

**Alarm**

## Security System

No Component

80%

Generic

20%

2028

\$39,800

1

\$4,200

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

\* \*

1-3

\$10,300

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

**Heating**

## Conversion Equipment

Heat Exchanger, Plate &amp; Frame

100%

Now

\$88,700

2043

\* \*

1

\$24,900

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

## Distribution

Hot Wtr Piping/Pump

100%

2027

\$96,000

4

\$4,100

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

## Terminal Devices

Air Handler

40%

2023

\$346,300

1

\$13,800

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

Fan Coil Unit/Heat

60%

2028

\$553,200

1

\$10,800

**Air Conditioning**

## Energy Source

District Chilled Water

100%

2038

\* \*

1

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

## Conversion Equipment

Window/Wall Unit

2%

2023

\$2,600

1

No Component

98%

## Distribution

CW &amp; CHW Wtr Pipe/Pump

100%

Now

\$600

2038

\* \*

4

\$2,800

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 40%               |                          |                       | 2023                      | \$5,500               | 1                  | \$13,800              |                 |
| Fan Coil - 4 Pipe  | 60%               |                          |                       | 2028                      | \$17,300              | 1                  | \$10,800              |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              | Now                      | \$28,400              | LIFE                      | **                    | 2-5                | \$31,200              |                 |
| <i>Broken, Extent : Moderate, Area Affected : 5%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 1%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Access At Time Of Survey</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 100%              | Now                      | \$11,000              | 2023                      | \$219,000             | 2                  | \$1,400               |                 |
| <i>Broken, Extent : Moderate, Area Affected : 50%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Toilet Exhaust Fans</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 50%               |                          |                       | 2026                      | \$27,100              | 4                  | \$200                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 120 Gallons</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 50%               |                          |                       | 2022                      | \$27,100              | 4                  | \$200                 |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby : 3rd Floor</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Standpipe  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2048                      | **                    | 1-5                | \$28,200              |                 |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 75%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 25%               |                          |                       | 2048                      | **                    | 1-2                | \$3,900               |                 |
| <b>Fire Pump</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$10,400              |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : **BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Address** : **120 SCHERMERHORN STREET @ SMITH ST.**  
**Borough** : **BROOKLYN** Agency's Number : **312-304**  
**Program / Asset #** : **DGS0021.000 / 2061** Yr Built/Renovated : **1932 / 2012**  
**Area Sq Ft** : **264,100** Project Type : **REAL PROPERTY**  
**Date of Survey** : **09-Dec-2019** Landmark Status : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,10,11,Ph**  
**Block** : **169** Lot : **17** BIN : **3000534**

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,474,800           | \$1,357,500           |
| Interior Architecture | \$1,470,800           | \$3,362,400           |
| Electrical            |                       | \$850,700             |
| Mechanical            | \$1,434,200           | \$9,981,600           |
| <b>Total</b>          | <b>\$7,379,700</b>    | <b>\$15,552,100</b>   |
| Importance Code A     | \$4,474,800           | \$1,357,500           |
| Importance Code B     | \$2,174,300           | \$14,039,300          |
| Importance Code C     | \$730,600             | \$155,300             |
| <b>Total</b>          | <b>\$7,379,700</b>    | <b>\$15,552,100</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$37,800         |                  | \$14,000         |                  |
| Interior Architecture | \$207,900        |                  |                  | \$66,900         |
| Electrical            | \$85,000         | \$36,100         | \$41,500         | \$36,100         |
| Mechanical            | \$137,500        | \$57,000         | \$66,100         | \$53,400         |
| Site Pavements        | \$3,500          |                  |                  |                  |
| Elevators/Escalators  | \$154,000        | \$154,000        | \$154,000        | \$154,000        |
| <b>Total</b>          | <b>\$625,700</b> | <b>\$247,000</b> | <b>\$275,600</b> | <b>\$310,400</b> |
| Importance Code A     | \$63,900         | \$26,200         | \$40,100         | \$26,200         |
| Importance Code B     | \$504,900        | \$220,900        | \$235,400        | \$284,200        |
| Importance Code C     | \$56,800         |                  |                  |                  |
| <b>Total</b>          | <b>\$625,700</b> | <b>\$247,000</b> | <b>\$275,600</b> | <b>\$310,400</b> |



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

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

**Asset # : 2061**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$171,000      | LIFE               | **             | 5           | \$139,900      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Emergency Generator Area</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Light, Area Affected : 2%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Emergency Generator Area</i>                           |            |                   |                |                    |                |             |                |          |
| Copper/Terne   | 2%         |                   |                | 2051               | **             | 10          | \$26,200       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Decorative Metal Panels</i>                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 11%        | Now               | \$402,400      | LIFE               | **             | 5           | \$61,600       |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : At Roof Exits</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Walls Around Roof Areas Over 12th Floor</i>            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Ladies Locker Room In Cell Area</i>                    |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 21%        |                   |                | LIFE               | **             | 5           | \$235,000      |          |
| Masonry: Granite   | 10%        | Now               | \$358,500      | LIFE               | **             | 5           | \$42,000       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : At Grade Level</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                       |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 2%         | 2-4               | \$529,900      | LIFE               | **             | 5           | \$8,400        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 49%        |                   |                | LIFE               | **             | 5           | \$411,300      |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 50%        | Now               | \$2,031,700    | 2056               | **             | 5           | \$22,400       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Windows</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 35%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Windows</i>                                  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 5%         |                   |                | 2039               | **             | 5           | \$28,000       |          |
| Steel  | 35%        |                   |                | 2039               | **             | 5           | \$391,600      |          |
| Steel  | 10%        |                   |                | 2039               | **             | 5           | \$111,900      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Street Level</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Protective Metal Grilles</i>                        |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 90%        | Now               | \$13,500       | LIFE               | **             | 5           | \$10,800       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Roof</i>                                     |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        |                   |                | LIFE               | **             | 5-10        | \$14,600       |          |

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

**Asset # : 2061**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| Exterior  |            |                   |                |                    |                |             |                |           |
| Roof  |            |                   |                |                    |                |             |                |           |
| Copper/Terne  | 60%        | Now               | \$300,200      | 2046               |                | **          |                |           |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>                  |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 12th Floor</i>   |            |                   |                |                    |                |             |                |           |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |           |
| <i>Location : 12th Floor Roof, Drain To Basement</i>                            |            |                   |                |                    |                |             |                |           |
| <i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |           |
| <i>Location : North West Corner - 12th Floor</i>                                |            |                   |                |                    |                |             |                |           |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>                 |            |                   |                |                    |                |             |                |           |
| <i>Location : At Recent Patches</i>   |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |           |
| <i>Location : Near Electrical Room In Basement</i>                              |            |                   |                |                    |                |             |                |           |
| Modified Bitumen  | 40%        | Now               | \$106,200      | 2031               | \$530,800      |             |                |           |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>                         |            |                   |                |                    |                |             |                |           |
| <i>Location : Various Locations Throughout</i>                                  |            |                   |                |                    |                |             |                |           |
| <i>Drains Clogged, Extent : Moderate, Area Affected : 10%</i>                   |            |                   |                |                    |                |             |                |           |
| <i>Location : 11th Floor Roofs</i>  |            |                   |                |                    |                |             |                |           |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 9th Floor Correction Officers Area</i>                       |            |                   |                |                    |                |             |                |           |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%</i>            |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Ponding, Extent : Moderate, Area Affected : 5%</i>                           |            |                   |                |                    |                |             |                |           |
| <i>Location : 11th Floor Roofs</i>  |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 9th Floor Correction Officers Area And 4th Floor Offices</i> |            |                   |                |                    |                |             |                |           |
| Soffits   |            |                   |                |                    |                |             |                |           |
| Metal Panel   | 100%       | Now               | \$11,300       | 2041               |                | **          | 5              | \$27,100  |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>          |            |                   |                |                    |                |             |                |           |
| <i>Location : Parking Courtyard</i>   |            |                   |                |                    |                |             |                |           |
| Interior  |            |                   |                |                    |                |             |                |           |
| Floors  |            |                   |                |                    |                |             |                |           |
| Carpet  | 10%        | Now               | \$87,100       | 2027               | \$871,000      |             | 3              | \$94,500  |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |           |
| <i>Location : At Entry Vestibule</i>  |            |                   |                |                    |                |             |                |           |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               |                | **          | 5              | \$275,500 |
| Ceramic Tile  | 5%         | Now               | \$33,100       | 2040               |                | **          | 5              | \$15,700  |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                  |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Cork Tile   | 10%        |                   |                | 2041               |                | **          | 5              | \$55,100  |
| Marble Panels   | 10%        |                   |                | LIFE               |                | **          | 5              | \$94,500  |
| Terrazzo  | 10%        | 0-2               | \$63,400       | LIFE               |                | **          | 5              | \$49,200  |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Vinyl Tile  | 45%        | Now               | \$261,100      | 2031               | \$2,610,700    |             | 3              | \$106,300 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>                  |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |

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

**Asset # : 2061**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$133,100      | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                            |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$15,500       |          |
| Gypsum Board   | 10%        |                   |                | LIFE               | **             | 5-10        | \$66,000       |          |
| Masonry: Brick   | 5%         | 4+                | \$16,400       | LIFE               | **             |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 20%        | Now               | \$335,400      | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Plaster  | 30%        |                   |                | LIFE               | **             | 5-10        | \$99,000       |          |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             | 10          | \$29,100       |          |
| Wood   | 10%        |                   |                | LIFE               | **             | 5           | \$310,700      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>   |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 15%        | Now               | \$41,400       | 2036               | **             | 5           | \$47,200       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor</i>                                    |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 5%         | Now               | \$54,900       | LIFE               | **             | 5           | \$4,900        |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Fan Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 3%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                            |            |                   |                |                    |                |             |                |          |
| Plaster  | 75%        | Now               | \$134,300      | LIFE               | **             | 5           | \$295,200      |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Room 1004c</i>   |            |                   |                |                    |                |             |                |          |
| Plaster  | 5%         |                   |                | LIFE               | **             | 5-10        | \$54,100       |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Iron Picket  | 100%       |                   |                | 2051               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Missing Finials</i>                                      |            |                   |                |                    |                |             |                |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | 2044               | **             |             |                |          |

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

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

## Site Pavements

## On-Site Walkways

## Pavers/Stone

|      |     |         |      |    |  |  |
|------|-----|---------|------|----|--|--|
| 100% | 2-4 | \$1,900 | 2034 | ** |  |  |
|------|-----|---------|------|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 1%**Location : South Facade**Caulking Deteriorated, Extent : Moderate, Area Affected : 5%**Location : Entry Stairs*

## Parking/Driveway

## Cast in Place Concrete

|      |    |         |      |    |  |  |
|------|----|---------|------|----|--|--|
| 100% | 4+ | \$1,600 | 2036 | ** |  |  |
|------|----|---------|------|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 2%**Location : Parking Area*

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

## Under 600 Volts

## Service Equipment

## Air Circuit Breaker

|      |  |  |      |    |   |         |
|------|--|--|------|----|---|---------|
| 100% |  |  | 2051 | ** | 5 | \$1,400 |
|------|--|--|------|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two Main Service Disconnect Switches Rated At 4,000 Amperes Each*

## Transformers

## Dry Type

|     |  |  |      |    |   |       |
|-----|--|--|------|----|---|-------|
| 50% |  |  | 2044 | ** | 5 | \$500 |
|-----|--|--|------|----|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Two 750 Kilovolt-ampere, 480/208/120 Volts*

## Dry Type

|     |  |  |      |    |   |       |
|-----|--|--|------|----|---|-------|
| 50% |  |  | 2036 | ** | 5 | \$500 |
|-----|--|--|------|----|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Elevator Machine Room**Explanation : Various 51 Kilovolt-ampere, 208/120 Volts*

## Switchgear / Switchboard

## Molded Case Bkrs

|      |  |  |      |    |   |         |
|------|--|--|------|----|---|---------|
| 100% |  |  | 2051 | ** | 5 | \$7,000 |
|------|--|--|------|----|---|---------|

## Raceway

## Conduit

|     |  |  |      |    |   |  |
|-----|--|--|------|----|---|--|
| 80% |  |  | 2051 | ** | 1 |  |
|-----|--|--|------|----|---|--|

## Conduit

|     |  |  |      |  |   |          |
|-----|--|--|------|--|---|----------|
| 20% |  |  | 2031 |  | 1 | \$84,500 |
|-----|--|--|------|--|---|----------|

## Panelboards

## Fused Disc Sw

|    |  |  |      |    |   |       |
|----|--|--|------|----|---|-------|
| 5% |  |  | 2039 | ** | 5 | \$300 |
|----|--|--|------|----|---|-------|

## Molded Case Bkrs

|     |  |  |      |    |   |         |
|-----|--|--|------|----|---|---------|
| 95% |  |  | 2047 | ** | 5 | \$6,600 |
|-----|--|--|------|----|---|---------|

## Wiring

## Braided Cloth

|     |  |  |      |  |   |          |
|-----|--|--|------|--|---|----------|
| 10% |  |  | 2030 |  | 1 | \$65,100 |
|-----|--|--|------|--|---|----------|

*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Upper Floors*

## Thermoplastic

|     |  |  |      |    |   |  |
|-----|--|--|------|----|---|--|
| 90% |  |  | 2051 | ** | 1 |  |
|-----|--|--|------|----|---|--|

## Motor Controllers

## Locally Mounted

|     |  |  |      |  |   |       |
|-----|--|--|------|--|---|-------|
| 10% |  |  | 2029 |  | 5 | \$200 |
|-----|--|--|------|--|---|-------|

## Variable Frequency

|     |  |  |      |    |  |  |
|-----|--|--|------|----|--|--|
| 90% |  |  | 2044 | ** |  |  |
|-----|--|--|------|----|--|--|

## Drive

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2061**

| <b>Electrical</b>            |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>                |                   |                          |  |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |  | LIFE                      | **                    | 5                  | \$7,800               |                 |
| <b>Stand-by Power</b>        |                   |                          |  |                           |                       |                    |                       |                 |
| Transfer Switches            |                   |                          |  |                           |                       |                    |                       |                 |
| Automatic                    | 100%              |                          |  | 2044                      | **                    | 1                  | \$81,300              |                 |
| Generators                   |                   |                          |  |                           |                       |                    |                       |                 |
| Diesel                       | 100%              |                          |  | 2040                      | **                    | 1                  | \$102,300             |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Emergency Generator Rated At 1,300 Kilowatts</i>      |                           |                       |                    |                       |                 |
| Batteries                    |                   |                          |  |                           |                       |                    |                       |                 |
| Nickel Cadmium               | 100%              |                          |  | 2026                      | \$1,600               | 5                  | \$58,900              |                 |
| Fuel Storage                 |                   |                          |  |                           |                       |                    |                       |                 |
| Day Tank                     | 50%               |                          |  | 2047                      | **                    | 5                  | \$24,500              |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Roof</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : 275 Gallons Rated Capacity</i>                        |                           |                       |                    |                       |                 |
| Main Tank                    | 50%               |                          |  | 2046                      | **                    | 5                  | \$3,900               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Underground</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Two 20,000 Gallons Rated Capacity</i>                 |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |                          |  |                           |                       |                    |                       |                 |
| Fluorescent                  | 3%                |                          |  | 2036                      | **                    | 10                 | \$7,300               |                 |
|                              |                   |                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Lobby</i>  |                           |                       |                    |                       |                 |
| Fluorescent                  | 95%               |                          |  | 2036                      | **                    | 10                 | \$230,100             |                 |
|                              |                   |                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Throughout The Building</i>                              |                           |                       |                    |                       |                 |
| Incandescent                 | 1%                |                          |  | 2026                      | \$47,000              | 2                  | \$100                 |                 |
| LED                          | 1%                |                          |  | 2036                      | **                    |                    |                       |                 |
| Egress Lighting              |                   |                          |  |                           |                       |                    |                       |                 |
| Emergency, Service           | 30%               |                          |  | 2031                      | \$42,200              | 1                  |                       |                 |
| Emergency, Battery           | 20%               |                          |  | 2031                      | \$77,200              | 10                 | \$12,800              |                 |
| Exit, Battery                | 50%               |                          |  | 2036                      | **                    | 10                 | \$8,900               |                 |
| Exterior Lighting            |                   |                          |  |                           |                       |                    |                       |                 |
| HID                          | 20%               |                          |  | 2031                      | \$216,100             | 10                 | \$200                 |                 |
| LED                          | 20%               |                          |  | 2039                      | **                    |                    |                       |                 |
| No Component                 | 60%               |                          |  |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |                          |  |                           |                       |                    |                       |                 |
| Security System              |                   |                          |  |                           |                       |                    |                       |                 |
| No Component                 | 70%               |                          |  |                           |                       |                    |                       |                 |
| Generic                      | 30%               |                          |  | 2036                      | **                    | 1                  | \$29,600              |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Public Spaces And Outside</i>                            |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : CCTV Surveillance Cameras</i>                         |                           |                       |                    |                       |                 |

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

**Asset # : 2061**

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

**Alarm**

Fire/Smoke Detection  
Generic, Digital

100%      2039      \* \*      1-3      \$162,700

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

*Location : Throughout The Building*

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

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

**Heating**

Energy Source  
Interruptible Gas/Dual  
Fuel

100%      Now      \$14,700      2041      \* \*      1

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

*Location : Sub-basement*

*Explanation : Gas And No.2 Oil. Fuel Oil Service Not Certified. Fuel Oil Deterioration Causing Clogging At Oil Tanks. Fuel Oil Monitoring System Out Of Order.*

Conversion Equipment  
Steam Boiler

100%      2036      \* \*      1      \$261,600

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

*Location : Sub-basement Boiler Room*

*Explanation : 4 Units*

**Distribution**

Central Plant Steam  
Piping/Pmp

100%      2031      \$4,535,900      4      \$19,500

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Sub-basement*

*Explanation : Steam Supplied To 275 Atlantic Avenue*

**Terminal Devices**

Air Handler  
Convactor/Radiator

10%      2036      \* \*      1      \$16,300

90%      2029      \$1,291,300      1      \$76,800

**Air Conditioning**

Energy Source  
Electricity

100%      2039      \* \*      1

**Conversion Equipment**

Centrifugal, Elec Chiller

10%      2040      \* \*      1      \$28,600

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Basement Mechanical Room*

*Explanation : R-410a*

Split Unit

20%      2-4      \$1,144,200      2041      \* \*

*Other Observation, Extent : Moderate, Area Affected : 10%*

*Location : Various In The Ceiling*

*Explanation : R-22. On Extended Life Time, Inefficient Units*

Window/Wall Unit

70%      2026      \$390,900      1

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

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

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

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr                 | 10%               |   |                       | 2051                      | **                    | 4                  | \$2,000               |                 |
| Pipe/Pump                    |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht          | 10%               |   |                       | 2036                      | **                    | 1                  | \$16,300              |                 |
| No Component                 | 90%               |   |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>        |                   |   |                       |                           |                       |                    |                       |                 |
| Evaporative Condenser        | 20%               | 2-4   | \$166,200             | 2041                      | **                    | 2                  | \$29,400              |                 |
|                              |                   | <i>Other Observation, Extent : Severe, Area Affected : 10%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Various</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : On Extended Life Time, Inefficient Units.</i>      |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower          | 10%               |   |                       | 2032                      | **                    | 2                  | \$26,600              |                 |
| No Component                 | 70%               |   |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers           | 25%               |   |                       | LIFE                      | **                    | 2-5                | \$58,300              |                 |
| No Component                 | 75%               |   |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>          |                   |   |                       |                           |                       |                    |                       |                 |
| Interior                     | 25%               | Now   | \$47,700              | 2026                      | \$238,400             | 2                  | \$1,600               |                 |
|                              |                   | <i>Not in Service, Extent : Severe, Area Affected : 15%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Various</i>   |                       |                           |                       |                    |                       |                 |
| Roof                         | 25%               | Now   | \$22,200              | 2026                      | \$111,200             | 2                  | \$1,600               |                 |
|                              |                   | <i>Not in Service, Extent : Severe, Area Affected : 50%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Toilet Exhaust At Roof</i>                            |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%               |   |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 70%               |   |                       | 2031                      | \$1,398,400           | 1                  |                       |                 |
| Galvanized Steel             | 30%               | Now   | \$35,300              | 2029                      | \$352,800             | 1                  |                       |                 |
|                              |                   | <i>Corroded, Extent : Severe, Area Affected : 10%</i>               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Various Locations</i>                                 |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>     |                   |   |                       |                           |                       |                    |                       |                 |
| Steam Fired                  | 100%              | Now   | \$21,300              | 2031                      | \$426,800             | 4                  | \$26,100              |                 |
|                              |                   | <i>Controller Not Working, Extent : Severe, Area Affected : 10%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Boiler Room</i>                                       |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>       |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>    |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |

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

| <b>Mechanical</b>  |                                     | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-------------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>               | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>  |                                     |                       |                          |                           |                |                       |                    |                       |
|  | Sump Pump(s)<br>Non-Submersible     | 100%                  | Now                      | \$40,900                  | 2041           | **                    | 4                  | \$5,600               |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                                     |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Temporary Unit Installed</i>  |                                     |                       |                          |                           |                |                       |                    |                       |
|  | Sewage Ejector(s)<br>Compressed Air | 100%                  |                          |                           | 2031           | \$49,900              | 4                  | \$4,000               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two Sets Of Ejectors</i>  |                                     |                       |                          |                           |                |                       |                    |                       |
|  | Backflow Preventer<br>Generic       | 100%                  |                          |                           | 2036           | **                    | 1                  | \$16,200              |
|  | Fixtures<br>Generic                 | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>  |                                     |                       |                          |                           |                |                       |                    |                       |
|  | Elevators<br>Geared Traction        | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 10 Units From Lobby To 11th Floor, 2 Units From Basement To 11th Floor</i> |                                     |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 12 Units</i>  |                                     |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>  |                                     |                       |                          |                           |                |                       |                    |                       |
|  | Standpipe<br>Generic                | 100%                  |                          |                           | 2031           | \$1,116,900           | 1-5                | \$138,100             |
|  | Sprinkler<br>No Component           | 80%                   |                          |                           |                |                       |                    |                       |
|  | Generic                             | 20%                   |                          |                           | 2041           | **                    | 1-2                | \$14,800              |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : **BROOKLYN MUNICIPAL BUILDING**  
**Address** : **208-242 JORALEMON STREET @ COURT ST.**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **312-305**  
**Program / Asset #** : **DGS0020.000 / 2060**                      **Yr Built/Renovated** : **1924 / 2012**  
**Area Sq Ft** : **468,000**                      **Project Type** : **REAL PROPERTY**  
**Date of Survey** : **09-Dec-2019**                      **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Floors 1,7,13,14**  
**Block** : **266**                      **Lot** : **30**                      **BIN** : **3002558**

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$11,639,000          | \$495,500             |
| Interior Architecture | \$6,364,000           | \$3,496,300           |
| Electrical            | \$85,800              | \$2,264,000           |
| Mechanical            | \$2,314,100           | \$17,001,000          |
| <b>Total</b>          | <b>\$20,402,900</b>   | <b>\$23,256,800</b>   |
| Importance Code A     | \$11,639,000          | \$495,500             |
| Importance Code B     | \$7,229,600           | \$22,689,900          |
| Importance Code C     | \$1,534,400           | \$71,400              |
| <b>Total</b>          | <b>\$20,402,900</b>   | <b>\$23,256,800</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$16,000           |                  |                  |                  |
| Interior Architecture | \$697,500          | \$19,700         |                  | \$126,800        |
| Electrical            | \$4,400            | \$4,400          | \$10,000         | \$4,400          |
| Mechanical            | \$212,900          | \$251,600        | \$182,600        | \$241,700        |
| Site Pavements        | \$19,800           |                  |                  |                  |
| Elevators/Escalators  | \$165,800          | \$165,800        | \$165,800        | \$165,800        |
| <b>Total</b>          | <b>\$1,116,500</b> | <b>\$441,400</b> | <b>\$358,400</b> | <b>\$538,600</b> |
| Importance Code A     | \$62,400           | \$46,300         | \$46,300         | \$46,300         |
| Importance Code B     | \$1,004,900        | \$395,000        | \$312,100        | \$492,300        |
| Importance Code C     | \$49,100           |                  |                  |                  |
| <b>Total</b>          | <b>\$1,116,500</b> | <b>\$441,400</b> | <b>\$358,400</b> | <b>\$538,600</b> |



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

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 5           | \$108,100      |          |
| Masonry: Granite   | 5%         | Now               | \$173,100      | LIFE               | **             | 5           | \$20,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$6,396,000    | LIFE               | **             | 5           | \$40,500       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 70%        |                   |                | LIFE               | **             | 5           | \$567,300      |          |
| Metal/Glass Curt Wall  | 1%         | Now               | \$929,000      | LIFE               | **             | 5           | \$10,100       |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Stucco Cement  | 4%         |                   |                | 2051               | **             | 5           | \$54,000       |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 95%        | Now               | \$3,211,500    | 2039               | **             | 5           | \$70,700       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Steel  | 5%         | Now               | \$421,400      | 2056               | **             | 5           | \$46,500       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, Stairs</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 15%        |                   |                | LIFE               | **             | 5-10        | \$18,800       |          |
| Masonry: Limestone   | 85%        |                   |                | LIFE               | **             | 5-10        | \$189,900      |          |

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

| <b>Architecture</b>          |  | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|------------------------------|--|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| Exterior                     |  |                          |                       |                           |                       |                    |                       |                 |
| Roof                         |  |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 38%  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Single Ply Membrane</i>                     |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 50%  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Copper Terne</i>                            |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 10%  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Asphalt Macadam</i>                         |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 2%   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location :</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Paver Asphalt</i>                           |                          |                       |                           |                       |                    |                       |                 |
| Interior                     |  |                          |                       |                           |                       |                    |                       |                 |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 5%         | Now               | \$543,700      | 2033               | **             | 3           | \$59,000       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Carpet   | 18%        | 0-2               | \$97,900       | 2027               | \$1,957,200    | 3           | \$212,300      |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$44,300       | LIFE               | **             | 5           | \$86,000       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 7%         | Now               | \$115,600      | 2040               | **             | 5           | \$27,500       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 13%        | Now               | \$401,200      | LIFE               | **             | 5           | \$76,700       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Stairwells</i>                                 |            |                   |                |                    |                |             |                |          |
| Sheet Vinyl/Rubber   | 5%         | Now               | \$1,263,900    | 2041               | **             | 5           | \$29,500       |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Terrazzo   | 10%        | Now               | \$396,000      | LIFE               | **             | 5           | \$61,400       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 30%        | Now               | \$217,300      | 2031               | \$2,172,900    | 3           | \$88,500       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 7%         |                   |                | 2026               | \$507,000      | 3           | \$27,500       |          |

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

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |                |                   |                |                    |                |             |                |          |
| Interior Walls  |                |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%             | Now               | \$326,500      | LIFE               |                | **          |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement And Sub-basement</i>                |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%             | Now               | \$71,200       | 2040               |                | **          | 5              | \$11,900 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 2%             | 0-2               | \$22,900       | LIFE               |                | **          | 5              | \$3,800  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Gypsum Board  | 5%             |                   |                | LIFE               |                | **          | 5-10           | \$40,500 |
| Masonry: Brick  | 5%             | Now               | \$50,300       | LIFE               |                | **          |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 3%             | Now               | \$64,700       | LIFE               |                | **          |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| Marble Panels   | 25%            | Now               | \$514,200      | LIFE               |                | **          |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>  |                |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor Near Room B8</i>                      |                |                   |                |                    |                |             |                |          |
| Plaster   | 23%            |                   |                | LIFE               |                | **          | 5-10           | \$93,100 |
| Plaster   | 27%            | Now               | \$447,200      | LIFE               |                | **          | 5              | \$38,600 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 40%               |                          |                       | 2036                      | **                    | 5                  | \$314,500             |                 |
| AcousTileSusp.Lay-In  | 15%               | 0-2                      | \$1,033,600           | 2051                      | **                    | 5                  | \$59,000              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 5%                |                          |                       | 2048                      | **                    | 5                  | \$39,300              |                 |
| Exposed Concrete  | 10%               | Now                      | \$274,100             | LIFE                      | **                    | 5                  | \$12,300              |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 20%               |                          |                       | LIFE                      | **                    | 5-10               | \$270,300             |                 |
| Plaster   | 8%                | Now                      | \$894,500             | LIFE                      | **                    | 5                  | \$39,300              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 2%                |                          |                       | LIFE                      | **                    | 5-10               | \$27,000              |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$19,800              | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 50%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| Pavers/Stone  | 50%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |

| <b>Electrical</b>               |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b> |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Panelboards</b>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction              | 100%              |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Electrical</b>  |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Under 600 Volts  |                          |                       |                          |                           |                |                       |                    |                       |
| Wiring   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Braided Cloth            | 10%                   |                          |                           | 2030           | \$158,300             | 1                  |                       |
|  | Thermoplastic            | 70%                   |                          |                           | 2051           | **                    | 1                  |                       |
|  | Under Construction       | 20%                   |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>           |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Busway Is Under Construction</i>                      |                          |                       |                          |                           |                |                       |                    |                       |
| Motor Controllers  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Locally Mounted          | 15%                   |                          |                           | 2029           | \$4,800               | 5                  | \$500                 |
|  | Locally Mounted          | 5%                    |                          |                           | 2044           | **                    | 5                  | \$200                 |
|  | Motor Control Center     | 70%                   |                          |                           | 2029           | \$731,300             | 5                  | \$8,900               |
|  | Variable Frequency Drive | 10%                   |                          |                           | 2044           | **                    |                    |                       |
| Ground   |                          |                       |                          |                           |                |                       |                    |                       |
| Grounding Devices  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Under Construction       | 100%                  |                          |                           |                |                       |                    |                       |
| Stand-by Power   |                          |                       |                          |                           |                |                       |                    |                       |
| Transfer Switches  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Under Construction       | 100%                  |                          |                           |                |                       |                    |                       |
| Generators   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Under Construction       | 100%                  |                          |                           |                |                       |                    |                       |
| Batteries  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Under Construction       | 100%                  |                          |                           |                |                       |                    |                       |
| Fuel Storage   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Under Construction       | 100%                  |                          |                           |                |                       |                    |                       |
| Lighting   |                          |                       |                          |                           |                |                       |                    |                       |
| Interior Lighting  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent              | 4%                    |                          |                           | 2036           | **                    | 10                 | \$17,200              |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent              | 20%                   |                          |                           | 2026           | \$577,700             | 10                 | \$85,800              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : T-12 Lamps</i>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fluorescent              | 75%                   |                          |                           | 2036           | **                    | 10                 | \$321,900             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : T-8 Lamps</i>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | HID                      | 1%                    |                          |                           | 2036           | **                    | 10                 | \$200                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Lobby</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : H I D Fixtures</i>                                    |                          |                       |                          |                           |                |                       |                    |                       |
| Egress Lighting  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Emergency, Battery       | 50%                   |                          |                           | 2031           | \$341,900             | 10                 | \$56,500              |
|  | Exit, Service            | 35%                   |                          |                           | 2031           | \$59,100              | 1                  |                       |
|  | Exit, Battery            | 15%                   |                          |                           | 2036           | **                    | 10                 | \$4,700               |

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

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

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

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

**Lighting**

## Exterior Lighting

|     |     |  |  |      |    |    |         |  |
|-----|-----|--|--|------|----|----|---------|--|
| HID | 95% |  |  | 2036 | ** | 10 | \$1,400 |  |
| LED | 5%  |  |  | 2039 | ** |    |         |  |

**Alarm**

## Security System

|              |     |  |  |      |    |   |          |  |
|--------------|-----|--|--|------|----|---|----------|--|
| No Component | 90% |  |  |      |    |   |          |  |
| Generic      | 10% |  |  | 2036 | ** | 1 | \$17,500 |  |

## Fire/Smoke Detection

|                  |     |  |  |      |    |     |          |  |
|------------------|-----|--|--|------|----|-----|----------|--|
| No Component     | 90% |  |  |      |    |     |          |  |
| Generic, Digital | 10% |  |  | 2036 | ** | 1-3 | \$28,800 |  |

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

**Heating**

## Energy Source

|                             |      |  |  |      |    |   |  |  |
|-----------------------------|------|--|--|------|----|---|--|--|
| Interruptible Gas/Dual Fuel | 100% |  |  | 2041 | ** | 1 |  |  |
|-----------------------------|------|--|--|------|----|---|--|--|

## Conversion Equipment

|              |      |  |  |      |    |   |           |  |
|--------------|------|--|--|------|----|---|-----------|--|
| Steam Boiler | 100% |  |  | 2036 | ** | 1 | \$463,500 |  |
|--------------|------|--|--|------|----|---|-----------|--|

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

*Location : Sub-basement Boiler Room*

*Explanation : 3 Units With 4 Heat Exchangers For Heating Devices.*

## Distribution

|                     |     |     |          |      |    |   |          |  |
|---------------------|-----|-----|----------|------|----|---|----------|--|
| Hot Wtr Piping/Pump | 75% |     |          | 2039 | ** | 4 | \$26,000 |  |
| Steam Piping/Pump   | 25% | 0-2 | \$10,500 | 2041 | ** |   |          |  |

*Insul. Deteriorating, Extent : Moderate, Area Affected : 5%*

*Location : Steam And Condensate Piping. Sub-basement*

## Terminal Devices

|                    |     |  |  |      |             |   |          |  |
|--------------------|-----|--|--|------|-------------|---|----------|--|
| Air Handler        | 25% |  |  | 2031 | \$1,669,500 | 1 | \$72,400 |  |
| Convactor/Radiator | 10% |  |  | 2029 | \$254,200   | 1 | \$15,100 |  |
| No Component       | 65% |  |  |      |             |   |          |  |

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Perimeter Throughout*

*Explanation : See Air Conditioning*

**Air Conditioning**

## Energy Source

|             |      |  |  |      |    |   |  |  |
|-------------|------|--|--|------|----|---|--|--|
| Electricity | 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.*

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

| <b>Mechanical</b>           |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b>                                       |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|-----------------------------|-----------------------|--------------------------|---|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                             |                       |                          |   |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                             |                       |                          |   |                |                       |                    |                       |
|                             | Centrifugal, Elec Chiller   | 85%                   |                          |   | 2034           | **                    | 1                  | \$430,500             |
|                             |                             |                       |                          | <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : 3 Units, Sub-basement Refrigeration Plant</i>     |                |                       |                    |                       |
|                             | Interior Pkg Unit - Cooling | 10%                   |                          |   | 2025           | \$1,775,700           | 2                  | \$2,900               |
|                             |                             |                       |                          | <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>    |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Various Locations</i>                             |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 60%</i>   |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Various Locations</i>                             |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Explanation : Multiple Units</i>                             |                |                       |                    |                       |
|                             | Reciprocating Compr/Chiller | 5%                    |                          |   | 2036           | **                    | 1                  | \$10,900              |
|                             |                             |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 5%</i>    |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : 3rd Floor</i>                                     |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Explanation : Refrigerant 410a</i>                           |                |                       |                    |                       |
| <b>Distribution</b>         |                             |                       |                          |   |                |                       |                    |                       |
|                             | CW & CHW Wtr Pipe/Pump      | 65%                   |                          |   | 2041           | **                    | 4                  | \$15,000              |
|                             | No Component                | 35%                   |                          |   |                |                       |                    |                       |
| <b>Terminal Devices</b>     |                             |                       |                          |   |                |                       |                    |                       |
|                             | Air Handler/Cool/Ht         | 25%                   |                          |   | 2031           | \$1,331,600           | 1                  | \$72,400              |
|                             | Fan Coil - 4 Pipe           | 50%                   |                          |   | 2026           | \$5,559,700           | 1                  | \$75,600              |
|                             | Fan Coil - 4 Pipe           | 15%                   |                          |   | 2031           | \$1,667,900           | 1                  | \$22,700              |
|                             | No Component                | 10%                   |                          |   |                |                       |                    |                       |
| <b>Heat Rejection</b>       |                             |                       |                          |   |                |                       |                    |                       |
|                             | Air Cooled Condenser Unit   | 5%                    |                          |   | 2036           | **                    | 2                  | \$16,300              |
|                             | Water Cooling Tower         | 85%                   |                          |   | 2029           | \$1,531,900           | 2                  | \$400,300             |
|                             | No Component                | 10%                   |                          |   |                |                       |                    |                       |
| <b>Ventilation</b>          |                             |                       |                          |   |                |                       |                    |                       |
| <b>Distribution</b>         |                             |                       |                          |   |                |                       |                    |                       |
|                             | Ductwork/Diffusers          | 100%                  |                          |   | LIFE           | **                    | 2-5                | \$413,200             |
| <b>Exhaust Fans</b>         |                             |                       |                          |   |                |                       |                    |                       |
|                             | Interior                    | 95%                   |                          |   | 2031           | \$1,605,100           | 2                  | \$13,600              |
|                             | Roof                        | 5%                    |                          |   | 2031           | \$39,400              | 2                  | \$700                 |
| <b>Plumbing</b>             |                             |                       |                          |   |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                             |                       |                          |   |                |                       |                    |                       |
|                             | Brass/Copper                | 70%                   |                          |   | 2031           | \$2,478,100           | 1                  |                       |
|                             | Galvanized Steel            | 30%                   |                          |   | 2029           | \$625,200             | 1                  |                       |
| <b>HW Heat Exchanger</b>    |                             |                       |                          |   |                |                       |                    |                       |
|                             | Steam Fired                 | 100%                  | Now                      | \$378,200   | 2041           | **                    | 4                  | \$46,300              |
|                             |                             |                       |                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Boiler Room</i>                                   |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Explanation : 1 Of 2 Instantaneous Units Not In Service</i>  |                |                       |                    |                       |
| <b>Sanitary Piping</b>      |                             |                       |                          |   |                |                       |                    |                       |
|                             | Cast Iron                   | 100%                  |                          |   | LIFE           | **                    | 1                  |                       |

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping<br>Cast Iron  | 100%              | Now                      | \$19,800              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sump Pump(s)<br>Under Construction   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Sewage Ejector(s)<br>Compressed Air  | 100%              | Now                      | \$44,300              | 2041                      | **                    | 4                  | \$4,700               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Of 2 Units Out Of Service</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5 Units From Basement To 13th Floor, 5 Units From Basement To 7th Floor, 2 Units From Sub-basement To 14th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 12 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2041                      | **                    | 1-5                | \$236,000             |                 |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2041                      | **                    | 1-2                | \$131,100             |                 |
| <b>Fire Pump</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2034                      | **                    | 1                  | \$87,400              |                 |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 2%         | Now               | \$157,700      | LIFE               | **             | 5           | \$43,000       | 1        |
| <i>Exposed Reinforcement, Extent : Severe, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Exposed Spandrel Beam At Penthouse</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 25%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Exposed Spandrel Beam At Penthouse</i>                  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 10%        | Now               | \$140,600      | LIFE               | **             | 5           | \$43,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 73%        | Now               | \$11,152,900   | LIFE               | **             | 5           | \$235,500      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 7%         | 4+                | \$46,900       | 2038               | **             | 5           | \$56,500       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 75%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 1%         | Now               | \$24,700       | LIFE               | **             | 5           | \$3,200        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Entire 1st Floor Building Perimeter And Areaways</i>    |            |                   |                |                    |                |             |                |          |
| Window Wall   | 7%         |                   |                | 2048               | **             | 5           | \$112,900      |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 41%        | Now               | \$43,400       | 2036               | **             | 5           | \$23,900       |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 11th Floor</i>  |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 59%        |                   |                | 2037               | **             | 10          | \$429,800      |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 50%        | Now               | \$456,500      | LIFE               | **             | 5           | \$24,300       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>  |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Missing Coping Or Cap Flashing</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Various Column Enclosures</i>                         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 50%        | 2-4               | \$276,000      | LIFE               | **             | 5           | \$30,600       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 100%       | 4+                | \$506,500      | 2033               | **             |             |                |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Under Cooling Tower Area</i>                             |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Stucco Cement  | 100%       |                   |                | 2041               | **             | 5           | \$20,100       |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 10%        |                   |                | 2027               | \$1,229,900    | 3           | \$133,400      |          |
| Cast in Place Concrete   | 5%         | 4+                | \$50,100       | LIFE               | **             | 5           | \$97,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2037               | **             | 5           | \$44,500       |          |
| Terrazzo   | 10%        |                   |                | LIFE               | **             | 5           | \$69,500       |          |
| Vinyl Tile   | 45%        |                   |                | 2028               | \$3,686,600    | 3           | \$200,100      |          |
| Vinyl Tile 9" X 9"   | 25%        | Now               | \$2,653,300    | 2038               | **             | 3           | \$83,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Record Rooms In Basement</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Record Rooms In Basement</i>                             |            |                   |                |                    |                |             |                |          |

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME COURT**  
**Asset # : 1573**

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

|  |      |     |         |      |          |  |  |  |
|--|------|-----|---------|------|----------|--|--|--|
| Site Pavements<br>Parking/Driveway<br>Asphalt                    | 100% | Now | \$1,000 | 2031 | \$19,000 |  |  |  |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i> |      |     |         |      |          |  |  |  |
| <i>Location : Bottom Of Driveway At Parking Area</i>             |      |     |         |      |          |  |  |  |

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

|  |      |  |  |      |    |   |         |  |
|--|------|--|--|------|----|---|---------|--|
| Under 600 Volts<br>Service Equipment<br>Air Circuit Breaker    | 100% |  |  | 2048 | ** | 5 | \$3,100 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |    |   |         |  |
| <i>Location : Electrical Room</i>                              |      |  |  |      |    |   |         |  |
| <i>Explanation : 2- 4,000 Amperes Siemens Power Breakers</i>   |      |  |  |      |    |   |         |  |

|  |      |  |  |      |    |   |         |  |
|--|------|--|--|------|----|---|---------|--|
| Transformers<br>Dry Type   | 100% |  |  | 2041 | ** | 5 | \$2,200 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                   |      |  |  |      |    |   |         |  |
| <i>Location : Electrical Room</i>  |      |  |  |      |    |   |         |  |
| <i>Explanation : 150 Kilovolt-ampere, 75 Kilovolt-ampere, 45 Kilovolt-ampere</i> |      |  |  |      |    |   |         |  |

|   |      |  |  |      |    |   |         |  |
|---|------|--|--|------|----|---|---------|--|
| Switchgear / Switchboard<br>Air Circuit Breaker | 100% |  |  | 2048 | ** | 5 | \$3,100 |  |
|---|------|--|--|------|----|---|---------|--|

|                    |     |  |  |      |           |   |  |  |
|--------------------|-----|--|--|------|-----------|---|--|--|
| Raceway<br>Conduit | 40% |  |  | 2048 | **        | 1 |  |  |
| Conduit            | 60% |  |  | 2028 | \$380,400 | 1 |  |  |

|                              |     |  |  |      |           |   |         |  |
|------------------------------|-----|--|--|------|-----------|---|---------|--|
| Panelboards<br>Fused Disc Sw | 5%  |  |  | 2044 | **        | 5 | \$700   |  |
| Molded Case Bkrs             | 50% |  |  | 2044 | **        | 5 | \$7,800 |  |
| Molded Case Bkrs             | 45% |  |  | 2027 | \$262,400 | 5 | \$7,000 |  |

|   |     |     |           |      |    |   |  |  |
|---|-----|-----|-----------|------|----|---|--|--|
| Wiring<br>Braided Cloth   | 30% | 2-4 | \$293,000 | 2053 | ** | 1 |  |  |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |           |      |    |   |  |  |
| <i>Location : Upper Floors</i>                                  |     |     |           |      |    |   |  |  |
| Thermoplastic   | 50% |     |           | 2048 | ** | 1 |  |  |
| Thermoplastic   | 20% |     |           | 2038 | ** | 1 |  |  |

|   |     |  |  |      |           |   |         |  |
|---|-----|--|--|------|-----------|---|---------|--|
| Motor Controllers<br>Locally Mounted                            | 10% |  |  | 2048 | **        | 5 | \$400   |  |
| <i>Recent Installation, Extent : Light, Area Affected : 10%</i> |     |  |  |      |           |   |         |  |
| <i>Location : Throughout</i>                                    |     |  |  |      |           |   |         |  |
| Locally Mounted   | 10% |  |  | 2041 | **        | 5 | \$400   |  |
| Motor Control Center  | 40% |  |  | 2041 | **        | 5 | \$6,500 |  |
| Motor Control Center  | 40% |  |  | 2026 | \$460,600 | 5 | \$6,500 |  |

|   |      |  |  |  |  |  |  |  |
|---|------|--|--|--|--|--|--|--|
| Ground<br>Grounding Devices<br>Not Accessible | 100% |  |  |  |  |  |  |  |
|---|------|--|--|--|--|--|--|--|

**Lighting**

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 60%               |                          |                       | 2033                      | **                    | 10                 | \$327,000             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 40%               | 4+                       | \$4,233,100           | 2038                      | **                    |                    |                       |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement And Floors Area</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 20%               |                          |                       | 2023                      | \$173,700             | 10                 | \$28,700              |                 |
| Exit, LED   | 80%               |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2028                      | \$2,431,100           | 10                 | \$1,800               |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2033                      | **                    | 1                  | \$66,600              |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog   | 35%               |                          |                       | 2028                      | \$2,333,500           | 1-3                | \$132,000             |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel   | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 48,000 Gallon Fuel Tank</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Plate & Frame   | 2%                |                          |                       | 2031                      | \$17,400              | 1                  | \$5,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units Also Sevrves Borough Hall</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 64%               |                          |                       | 2026                      | \$2,497,300           | 1                  | \$376,600             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units - One Unit Not Operating</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 34%               | Now                      | \$26,500              | 2045                      | **                    | 1                  | \$180,100             |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Unit Installed 6 Years Ago But Never Commissioned Or Turned On</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 30%               |                          |                       | 2036                      | **                    | 4                  | \$8,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Is Pumped To Borough Hall</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 70%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 60%               |                          |                       | 2023                      | \$5,087,000           | 1                  | \$220,500             |                 |
| Convectur/Radiator   | 20%               |                          |                       | 2026                      | \$645,600             | 1                  | \$38,400              |                 |
| Fan Coil Unit/Heat   | 20%               | Now                      | \$90,300              | 2023                      | \$1,806,000           | 1                  | \$34,500              |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller  | 95%               |                          |                       | 2031                      | \$6,482,400           | 1                  | \$610,800             |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 3 Units - Sub-basement</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit   | 5%                |                          |                       | 2023                      | \$643,500             |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 100%              | Now                      | \$14,700              | 2038                      | **                    | 4                  | \$29,300              |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 26%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Pump Under Repair</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 100%              |                          |                       | 2023                      | \$6,762,300           | 1                  | \$367,400             |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement And Upper Floors</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Multiple Floors</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : More Than 120 Units</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 100%              | Now                      | \$114,400             | 2026                      | \$2,288,100           | 2                  | \$478,400             |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 30%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Both Units On Roof</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Ventilation  |            |                   |                |                    |                |             |                |          |
| Distribution   |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers   | 58%        | 4+                | \$161,100      | LIFE               | **             | 2-5         | \$192,200      |          |
| <i>Damaged, Extent : Moderate, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : 11th Floor And Basement Damaged Air Outlets</i>      |            |                   |                |                    |                |             |                |          |
| <i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers   | 42%        |                   |                | LIFE               | **             | 2-5         | \$139,200      |          |
| Exhaust Fans   |            |                   |                |                    |                |             |                |          |
| Interior   | 98%        |                   |                | 2023               | \$2,102,200    | 2           | \$17,800       |          |
| Roof   | 2%         | Now               | \$20,000       | 2038               | **             | 2           | \$300          |          |
| <i>Broken, Extent : Severe, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>   |            |                   |                |                    |                |             |                |          |
| Plumbing   |            |                   |                |                    |                |             |                |          |
| H/C Water Piping   |            |                   |                |                    |                |             |                |          |
| Galvanized Steel   | 100%       |                   |                | 2033               | **             | 1           |                |          |
| <i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Serves Fire Sprinkler And Stand Pipe</i>             |            |                   |                |                    |                |             |                |          |
| Water Heater   |            |                   |                |                    |                |             |                |          |
| Electric   | 100%       |                   |                | 2026               | \$531,200      | 4           | \$5,200        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 400 Gallon Installed For Summer Hot Water</i>     |            |                   |                |                    |                |             |                |          |
| HW Heat Exchanger  |            |                   |                |                    |                |             |                |          |
| Steam Fired  | 100%       |                   |                | 2038               | **             | 4           | \$88,100       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units, 1500 Gallon Each</i>                     |            |                   |                |                    |                |             |                |          |
| Sanitary Piping  |            |                   |                |                    |                |             |                |          |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)   |            |                   |                |                    |                |             |                |          |
| Non-Submersible  | 100%       |                   |                | 2028               | \$91,900       | 4           | \$12,600       |          |
| Sewage Ejector(s)  |            |                   |                |                    |                |             |                |          |
| Compressed Air   | 100%       | 0-2               | \$112,400      | 2058               | **             | 4           | \$6,000        |          |
| <i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                     |            |                   |                |                    |                |             |                |          |
| Backflow Preventer   |            |                   |                |                    |                |             |                |          |
| No Component   | 95%        |                   |                |                    |                |             |                |          |
| Generic  | 5%         |                   |                | 2033               | **             | 1           | \$1,800        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Serves Boilers Only</i>                           |            |                   |                |                    |                |             |                |          |
| Fixtures   |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                |                    |                |             |                |          |
| Vertical Transport   |            |                   |                |                    |                |             |                |          |

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

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Vertical Transport</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Geared Traction       | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 2 Units From Basement To 1st Floor, 3 Units From 3rd To 12th Floor, 10 Units From 1st To 12 th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 15 Units</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <hr/>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Escalators</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Under 20' Rise        | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1st To 2nd Floor, 2nd To 3rd Floor</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 6 Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <hr/>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2048           |                       | **                 | 1-5 \$299,600         |
| <hr/>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Sprinkler</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|  | No Component          | 95%                   |                          |                           |                |                       |                    |                       |
|  | Generic               | 5%                    |                          |                           | 2048           |                       | **                 | 1-2 \$8,300           |
| <i>Other Observation, Extent : Light, Area Affected : 6%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Shop Rooms</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <hr/>  |                       |                       |                          |                           |                |                       |                    |                       |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$196,400             | \$249,300             |
| Interior Architecture | \$120,600             | \$85,700              |
| Electrical            |                       | \$52,000              |
| Site Pavements        | \$533,800             |                       |
| <b>Total</b>          | <b>\$850,800</b>      | <b>\$387,000</b>      |
| Importance Code A     | \$196,400             | \$249,300             |
| Importance Code B     | \$120,600             | \$137,800             |
| Importance Code C     | \$533,800             |                       |
| <b>Total</b>          | <b>\$850,800</b>      | <b>\$387,000</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>   |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| Exterior Architecture |                 |                 | \$4,900         |                  |
| Interior Architecture | \$19,300        | \$3,200         | \$12,100        | \$399,000        |
| Electrical            | \$8,200         | \$7,100         | \$7,100         | \$8,400          |
| Mechanical            | \$12,400        | \$18,000        | \$15,100        | \$27,000         |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900          |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$36,200</b> | <b>\$47,100</b> | <b>\$442,300</b> |
| Importance Code A     |                 | \$1,400         | \$4,900         | \$100            |
| Importance Code B     | \$47,700        | \$34,800        | \$42,200        | \$442,200        |
| Importance Code C     |                 |                 |                 |                  |
| <b>Total</b>          | <b>\$47,700</b> | <b>\$36,200</b> | <b>\$47,100</b> | <b>\$442,300</b> |



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

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

## CITY HALL

## Asset # : 153

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 15%        |                   |                | LIFE               | **             | 5           | \$9,800        |          |
| Masonry: Limestone  | 82%        |                   |                | LIFE               | **             | 5           | \$53,600       |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>                                      |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 3%         |                   |                | 2049               | **             | 5-10        | \$18,000       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Wood  | 100%       |                   |                | 2045               | **             | 5           | \$233,400      |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 100%       |                   |                | LIFE               | **             | 5           | \$21,500       |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 40%        |                   |                | 2057               | **             | 10          | \$79,000       |          |
| Metal Panel   | 55%        |                   |                | 2042               | **             | 10          | \$79,700       |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2049               | **             | 10          | \$13,200       |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        |                   |                | 2025               | \$386,100      | 3           | \$51,500       |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$18,800       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : New Sub-basement</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Recent Construction</i>                            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2038               | **             | 5           | \$4,300        |          |
| Mosaic Tile   | 10%        | Now               | \$120,600      | 2034               | **             | 5           | \$10,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor</i>                                 |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 20%        |                   |                | LIFE               | **             | 5           | \$12,900       |          |
| Vinyl Tile  | 10%        |                   |                | 2029               | \$85,700       | 3           | \$3,200        |          |
| Wood  | 15%        |                   |                | 2044               | **             | 5           | \$24,100       |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$1,100        |          |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5           | \$3,200        |          |
| <i>Recent Construction, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : New Sub-basement</i>                                  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Masonry: Fieldstone   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Marble Panels   | 10%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$1,600        |          |
| Plaster   | 35%        |                   |                | LIFE               | **             | 5           | \$5,600        |          |
| Wood  | 15%        |                   |                | LIFE               | **             | 5           | \$32,000       |          |

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

## Asset # : 153

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 15%        |                   |                | 2042               | **             | 5           | \$12,800       |          |
| Exposed Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$700          |          |
| Exposed Struc: Steel  | 10%        |                   |                | LIFE               | **             |             |                |          |
| <i>Recent Construction, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : New Sub-basement</i>                                    |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Wood   | 10%        |                   |                | LIFE               | **             |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>   |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$5,300        |          |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$8,000        |          |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$21,300       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       |                   |                | 2064               | **             |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       |                   |                | 2064               | **             |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| On-Site Walkways  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 24%        |                   |                | 2042               | **             |             |                |          |
| Pavers/Stone  | 56%        | Now               | \$262,100      | 2038               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Pavers/Stone  | 20%        | Now               | \$140,400      | 2038               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Steps</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Steps</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Steps</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Water Infiltration Into Crawl Space Below</i>        |            |                   |                |                    |                |             |                |          |
| Parking/Driveway  |            |                   |                |                    |                |             |                |          |
| Pavers/Stone  | 82%        | Now               | \$131,200      | 2038               | **             |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Open Joints Throughout</i>                           |            |                   |                |                    |                |             |                |          |
| Pavers/Stone  | 18%        |                   |                | 2038               | **             |             |                |          |

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

Under 600 Volts

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

## Asset # : 153

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

## CITY HALL

## Asset # : 153

| Electrical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting   |            |                   |                |                    |                |             |                |          |
| Exterior Lighting<br>HID   | 90%        |                   |                | 2037               | **             | 10          | \$200          |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Outside</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Perimeter Lamp Posts</i>  |            |                   |                |                    |                |             |                |          |
| LED  | 10%        |                   |                | 2037               | **             |             |                |          |
| Alarm  |            |                   |                |                    |                |             |                |          |
| Security System<br>Generic   | 100%       |                   |                | 2037               | **             | 1           | \$21,400       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : CCTV Surveillance Cameras. Managed By NYPD</i>  |            |                   |                |                    |                |             |                |          |
| Fire/Smoke Detection<br>Generic, Digital   | 100%       |                   |                | 2037               | **             | 1-3         | \$36,400       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout The Building</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns</i> |            |                   |                |                    |                |             |                |          |
| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating  |            |                   |                |                    |                |             |                |          |
| Energy Source<br>Utility Steam   | 80%        |                   |                | 2039               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Steam Provided By Con Edison</i>  |            |                   |                |                    |                |             |                |          |
| HTHW/HW  | 20%        |                   |                | 2039               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 52 Chambers Street</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Provided From Adjacent Building - Tweed Court Building</i>                            |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Pres. Reducing<br>Valve/LP Steam   | 80%        |                   |                | 2038               | **             | 5           | \$2,700        |          |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Heat Exchanger To Convert Steam To Hot Water For Heating Devices</i>              |            |                   |                |                    |                |             |                |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : One Reserve Gas Fired Hot Water Boiler Is Undergoing Installation</i>                 |            |                   |                |                    |                |             |                |          |
| Distribution   |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump  | 90%        |                   |                | 2045               | **             | 4           | \$2,500        |          |
| Central Plant Steam<br>Piping/Pmp  | 10%        |                   |                | 2049               | **             | 4           | \$300          |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY HALL**  
**Asset # : 153**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler  | 80%               |                          |                       | 2037                      | **                    | 1                  | \$28,300              |                 |
| Convactor/Radiator   | 20%               |                          |                       | 2034                      | **                    | 1                  | \$3,700               |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| District Chilled Water   | 30%               |                          |                       | 2049                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 52 Chambers Street</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Provided From Adjacent Tweed Building</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 70%               |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller                                    | 65%               |                          |                       | 2037                      | **                    | 1                  | \$17,300              |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 65%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2 Sets, Basement</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit   | 5%                |                          |                       | 2034                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Communication Room</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Sets</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 30%               |                          |                       | 2049                      | **                    | 4                  | \$800                 |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 80%               |                          |                       | 2037                      | **                    | 1                  | \$28,300              |                 |
| Fan Coil - 2 Pipe  | 5%                |                          |                       | 2034                      | **                    | 1                  | \$900                 |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Cooled Condenser Unit                                      | 65%               |                          |                       | 2037                      | **                    | 2                  | \$25,900              |                 |
| No Component   | 35%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$31,900              |                 |
| Exhaust Fans   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 95%               |                          |                       | 2034                      | **                    | 2                  | \$1,700               |                 |
| Roof   | 5%                |                          |                       | 2037                      | **                    | 2                  | \$100                 |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger  |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW  | 100%              |                          |                       | 2039                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 52 Chambers Street</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Located In Adjacent Tweed Building</i>        |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY HALL**  
**Asset # : 153**

| <b>Mechanical</b>               |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>    | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron    | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Non-Submersible | 100%              |  |                       | 2034                      | **                    | 4                  | \$1,800               |                 |
| Backflow Preventer<br>Generic   | 100%              |  |                       | 2037                      | **                    | 1                  | \$3,500               |                 |
| Fixtures<br>Generic             | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Geared Traction                 | 70%               |  |                       | LIFE                      | **                    |                    |                       |                 |
|                                 |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                                 |                   | <i>Location : Sub-basement To 2nd Floor</i>                    |                       |                           |                       |                    |                       |                 |
|                                 |                   | <i>Explanation : 1 Unit</i>                                    |                       |                           |                       |                    |                       |                 |
| Hydraulic                       | 30%               |  |                       | LIFE                      | **                    |                    |                       |                 |
|                                 |                   | <i>Other Observation, Extent : Light, Area Affected : 30%</i>  |                       |                           |                       |                    |                       |                 |
|                                 |                   | <i>Location : 2nd To 3rd Floor</i>                             |                       |                           |                       |                    |                       |                 |
|                                 |                   | <i>Explanation : 1 Unit</i>                                    |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>         |                   |  |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                         | 100%              |  |                       | 2055                      | **                    | 1-5                | \$30,000              |                 |
| <b>Sprinkler</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                         | 100%              |  |                       | 2049                      | **                    | 1-2                | \$16,100              |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,162,200           | \$189,600             |
| Interior Architecture | \$103,100             | \$357,200             |
| Electrical            | \$79,300              | \$697,700             |
| Mechanical            | \$1,130,500           | \$1,640,000           |
| <b>Total</b>          | <b>\$3,475,200</b>    | <b>\$2,884,500</b>    |
| Importance Code A     | \$2,162,200           | \$189,600             |
| Importance Code B     | \$1,312,900           | \$2,658,500           |
| Importance Code C     |                       | \$36,500              |
| <b>Total</b>          | <b>\$3,475,200</b>    | <b>\$2,884,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>   |
|-----------------------|------------------|-----------------|-----------------|------------------|
| Exterior Architecture | \$18,800         | \$5,300         |                 |                  |
| Interior Architecture | \$209,100        | \$15,600        | \$2,100         | \$53,500         |
| Electrical            | \$6,900          | \$7,600         | \$13,900        | \$47,100         |
| Mechanical            | \$28,100         | \$39,600        | \$30,900        | \$48,800         |
| Site Pavements        | \$900            |                 |                 |                  |
| Elevators/Escalators  | \$11,800         | \$11,800        | \$11,800        | \$11,800         |
| <b>Total</b>          | <b>\$275,600</b> | <b>\$79,900</b> | <b>\$58,800</b> | <b>\$161,300</b> |
| Importance Code A     | \$18,800         | \$7,500         |                 | \$200            |
| Importance Code B     | \$231,200        | \$72,400        | \$56,700        | \$161,100        |
| Importance Code C     | \$25,600         |                 | \$2,100         |                  |
| <b>Total</b>          | <b>\$275,600</b> | <b>\$79,900</b> | <b>\$58,800</b> | <b>\$161,300</b> |



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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast Iron  | 5%         | Now               | \$97,000       | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| Glass Block  | 5%         |                   |                | LIFE               | **             | 5           | \$4,200        |          |
| Masonry: Brick   | 50%        | 0-2               | \$220,700      | LIFE               | **             | 5           | \$67,500       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Facades, Partial South</i>                |            |                   |                |                    |                |             |                |          |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 60%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : South And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 30%        | 0-2               | \$532,300      | LIFE               | **             | 5           | \$30,400       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Windows, South Facade</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : South And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Stucco Cement  | 10%        | Now               | \$42,400       | 2035               | **             | 5           | \$16,900       |          |
| <i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : South And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : South And East Facades</i>                               |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 10%        | Now               | \$6,400        | 2038               | **             | 5           | \$1,400        |          |
| <i>Air Infiltration, Extent : Light, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor At Sills</i>                                   |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 3%         |                   |                | 2033               | **             | 10          | \$5,300        |          |
| Wood   | 87%        | Now               | \$742,500      | 2055               | **             | 5           | \$122,100      |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |

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

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 30%        | Now               | \$41,400       | LIFE               | **             | 5           | \$9,500        |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Cornice Removed - Middle Building</i>                |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 15%        | 0-2               | \$1,900        | LIFE               | **             | 5           | \$600          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Shared Party Walls</i>                                  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 5%         | Now               | \$4,600        | LIFE               | **             | 5           | \$300          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping - South Facade</i>                               |            |                   |                |                    |                |             |                |          |
| Metal Rail  | 40%        | Now               | \$4,700        | 2035               | **             | 5           | \$11,600       |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Part Of Railing</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 10%        | Now               | \$1,100        | 2035               | **             | 5           | \$500          |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 100%       | Now               | \$486,000      | 2040               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Debris Present, Extent : Moderate, Area Affected : 25%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Drains Clogged, Extent : Severe, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : South West Corner</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Insul Deter/Miss, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : East And North Buildings</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Roof Penetrations</i>                           |            |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |

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

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

| Architecture           | Current Repair |                   |  | Future Replacement |                | Maintenance |                | Priority |
|------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior Floors        |                |                   |  |                    |                |             |                |          |
| Carpet                 | 65%            | Now               | \$140,000  | 2029               | \$1,399,600    | 3           | \$151,800      |          |
|                        |                |                   | <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 15%</i>  |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |
|                        |                |                   | <i>Staining/Discoloring, Extent : Light, Area Affected : 90%</i>       |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |
|                        |                |                   | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |
| Cast in Place Concrete | 11%            |                   |  | LIFE               | **             | 5           | \$37,500       |          |
| Ceramic Tile           | 5%             | Now               | \$8,200  | 2033               | **             | 5           | \$3,900        |          |
|                        |                |                   | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                    |                |             |                |          |
|                        |                |                   | <i>Location : Toilets Throughout</i>                                   |                    |                |             |                |          |
|                        |                |                   | <i>Patching Evident, Extent : Light, Area Affected : 10%</i>           |                    |                |             |                |          |
|                        |                |                   | <i>Location : Toilets Throughout</i>                                   |                    |                |             |                |          |
|                        |                |                   | <i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>      |                    |                |             |                |          |
|                        |                |                   | <i>Location : Toilets Throughout</i>                                   |                    |                |             |                |          |
| Raised Access Floor    | 4%             | 0-2               | \$8,300  | 2039               | **             | 5           | \$11,700       |          |
|                        |                |                   | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>     |                    |                |             |                |          |
|                        |                |                   | <i>Location : 5th Floor Data Room</i>                                  |                    |                |             |                |          |
| Vinyl Tile             | 15%            | Now               | \$21,500   | 2030               | \$215,100      | 3           | \$8,800        |          |
|                        |                |                   | <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |
|                        |                |                   | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |
|                        |                |                   | <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>            |                    |                |             |                |          |
|                        |                |                   | <i>Location : Basement</i>   |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2039               | **             | 5           | \$4,200        |          |
| Concrete Masonry Unit   | 10%        |                   |                | LIFE               | **             | 5           | \$3,300        |          |
| Gypsum Board  | 73%        | Now               | \$5,500        | LIFE               | **             | 5           | \$36,500       |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corners At Corridors Throughout</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th Floor Office Area, South Side</i>                   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 5%         | Now               | \$17,600       | LIFE               | **             |             |                |          |
| <i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 15%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                           |            |                   |                |                    |                |             |                |          |
| Plaster   | 7%         | Now               | \$2,500        | LIFE               | **             | 5           | \$1,700        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Storage South Side</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Storage South Side</i>                         |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2043               | **             | 5           | \$31,100       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                   |            |                   |                |                    |                |             |                |          |
| Exposed Concrete  | 40%        | Now               | \$43,400       | LIFE               | **             | 5           | \$9,700        |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                   |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 35%        | Now               | \$59,700       | LIFE               | **             | 5           | \$68,100       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Second And Sixth Floor Offices</i>                      |            |                   |                |                    |                |             |                |          |
| Plaster   | 5%         | Now               | \$5,500        | LIFE               | **             | 5           | \$4,900        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Electrical Room</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Electrical Room</i>                            |            |                   |                |                    |                |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | 4+                | \$900          | 2043               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| On-Site Walkways  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       |                   |                | 2043               | **             |             |                |          |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2040                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 2,000 Ampere Main Disconnect Switches</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2040                      | **                    | 5                  | \$300                 |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 60%               |                          |                       | 2030                      | \$74,700              | 1                  |                       |                 |
| Conduit  | 30%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Conduit  | 10%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2038                      | **                    | 5                  | \$200                 |                 |
| Molded Case Bkrs   | 60%               |                          |                       | 2046                      | **                    | 5                  | \$1,200               |                 |
| Molded Case Bkrs   | 30%               |                          |                       | 2038                      | **                    | 5                  | \$600                 |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 60%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Thermoplastic  | 20%               |                          |                       | 2030                      | \$33,400              | 1                  |                       |                 |
| Thermoplastic  | 20%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 50%               |                          |                       | 2028                      | \$52,500              | 5                  | \$300                 |                 |
| Locally Mounted  | 50%               |                          |                       | 2035                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Water Main</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Water Main</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2028                      | \$9,700               | 1                  | \$23,700              |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              | 0-2                      | \$79,300              | 2045                      | **                    | 1                  | \$26,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof - Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 62 Kilovolt-ampere Generator. It Is Old And Obsolete. It Is For Fire Pump Use Only.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid  | 100%              |                          |                       | 2022                      | \$1,600               | 5                  | \$2,900               |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 100%              |                          |                       | 2029                      | \$6,100               | 5                  | \$14,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof - Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Capacity Of The Tank Is 30 Gallons.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 88%               |                          |                       | 2030                      | \$418,200             | 10                 | \$62,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 2%                |                          |                       | 2025                      | \$21,100              | 2                  |                       |                 |
| LED   | 10%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Fixtures Installed On The First Floor This Year.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 35%               |                          |                       | 2030                      | \$14,400              | 1                  |                       |                 |
| Emergency, Battery  | 15%               |                          |                       | 2030                      | \$16,900              | 10                 | \$2,800               |                 |
| Exit, Service   | 50%               |                          |                       | 2030                      | \$13,900              | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 18%               |                          |                       | 2030                      | \$56,700              | 10                 |                       |                 |
| Incandescent  | 7%                |                          |                       | 2025                      | \$18,700              | 2                  |                       |                 |
| No Component  | 75%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 20%               |                          |                       | 2035                      | **                    | 1                  | \$5,800               |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog   | 20%               |                          |                       | 2035                      | **                    | 1-3                | \$9,500               |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Utility Steam   | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam From Con Edison</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pres. Reducing Valve/LP Steam   | 100%              |                          |                       | 2033                      | **                    | 5                  | \$4,600               |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 70%               | Now                      | \$1,700               | 2029                      | \$85,300              | 4                  | \$2,700               |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Central Plant Steam Piping/Pmp  | 30%               | Now                      | \$7,900               | 2030                      | \$396,700             | 4                  | \$1,100               |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 20%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>   |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CITY PLANNING BUILDING**  
**Asset # : 161**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 75%               | 0-2                      | \$824,100             | 2040                      | **                    | 1                  | \$32,100              |                 |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bottom Of Units - Extensive Corrosion</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Bottom Of The Units, Roof</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Severe, Area Affected : 75%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 25%               | Now                      | \$10,500              | 2043                      | **                    | 1                  | \$5,600               |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : All Floors</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller                                     | 100%              | Now                      | \$88,400              | 2039                      | **                    | 1                  | \$75,000              |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 7 Compressors, Sub-basement</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 100%              |                          |                       | 2040                      | **                    | 4                  | \$3,800               |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 100%              | Now                      | \$43,800              | 2030                      | \$876,300             | 1                  | \$42,900              |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Auto Control System, Throughout</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Cooler  | 5%                |                          |                       | 2035                      | **                    | 2                  | \$2,700               |                 |
| Water Cooling Tower   | 95%               |                          |                       | 2031                      | \$281,700             | 2                  | \$73,600              |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$42,900              |                 |
| Exhaust Fans  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 30%               |                          |                       | 2025                      | \$83,400              | 2                  | \$700                 |                 |
| Roof  | 70%               |                          |                       | 2025                      | \$90,800              | 2                  | \$1,700               |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger   |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW   | 100%              |                          |                       | 2040                      | **                    |                    |                       |                 |
| Sanitary Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)  |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible   | 100%              |                          |                       | 2030                      | \$11,900              | 4                  | \$2,400               |                 |

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

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Plumbing                     |                   |  |                       |                           |                       |                    |                       |                 |
| Fixtures                     |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       |                           |                       |                    |                       |                 |
| Vertical Transport           |                   |  |                       |                           |                       |                    |                       |                 |
| Elevators                    |                   |  |                       |                           |                       |                    |                       |                 |
| Geared Traction              | 100%              |  |                       | LIFE                      |                       | **                 |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Units, 1 Unit Not Operatting</i>  |                       |                           |                       |                    |                       |                 |
| Fire Suppression             |                   |  |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2040                      |                       | **                 | 1-5                   | \$40,300        |
| Sprinkler                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2040                      |                       | **                 | 1-2                   | \$21,600        |
| Fire Pump                    |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | 2033                      |                       | **                 | 1                     | \$14,400        |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,868,000           | \$418,500             |
| Interior Architecture | \$166,400             | \$2,711,300           |
| Electrical            |                       | \$3,281,800           |
| Mechanical            | \$560,400             | \$6,448,900           |
| <b>Total</b>          | <b>\$2,594,700</b>    | <b>\$12,860,500</b>   |
| Importance Code A     | \$1,868,000           | \$418,500             |
| Importance Code B     | \$726,700             | \$12,127,800          |
| Importance Code C     |                       | \$314,300             |
| <b>Total</b>          | <b>\$2,594,700</b>    | <b>\$12,860,500</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$2,000            |                  |                  |                  |
| Interior Architecture | \$1,166,700        |                  | \$62,600         | \$38,900         |
| Electrical            | \$24,400           | \$45,600         | \$25,800         | \$33,500         |
| Mechanical            | \$71,100           | \$43,800         | \$106,300        | \$64,100         |
| Elevators/Escalators  | \$49,300           | \$49,300         | \$49,300         | \$49,300         |
| <b>Total</b>          | <b>\$1,313,500</b> | <b>\$138,800</b> | <b>\$244,100</b> | <b>\$185,900</b> |
| Importance Code A     | \$14,300           | \$12,400         | \$12,400         | \$12,900         |
| Importance Code B     | \$1,299,200        | \$126,400        | \$205,500        | \$173,000        |
| Importance Code C     |                    |                  | \$26,200         |                  |
| <b>Total</b>          | <b>\$1,313,500</b> | <b>\$138,800</b> | <b>\$244,100</b> | <b>\$185,900</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$23,900       |          |
| Concrete Masonry Unit   | 5%         | Now               | \$123,300      | LIFE               | **             | 5           | \$8,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Expansion Joint Failure, Extent : Moderate, Area Affected : 25%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Stucco Cement Over Concrete Masonry Unit</i>                     |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 80%        | Now               | \$86,100       | 2050               | **             | 5           | \$381,900      |          |
| <i>Loose/Miss Fasteners, Extent : Severe, Area Affected : 2%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th Floor South East Facade Facing Parking Lot, Other Locations</i> |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       | Now               | \$720,300      | 2046               | **             | 5           | \$36,500       |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th Floor Office</i>  |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fixed Windows</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 100%       | Now               | \$239,000      | 2050               | **             | 5           | \$17,000       | 1        |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 30%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Wall Metal Coping</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Parapet Wall Metal Coping</i>                                       |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 60%        | Now               | \$616,900      | 2040               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Over 10th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Severe, Area Affected : 15%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over 10th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over 10th Floor, Office 1070</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : 10th Floor</i>  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 40%        | Now               | \$82,300       | 2035               | **             |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Over First Floor</i>  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel  | 100%       | 0-2               | \$2,000        | 2035               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrance Soffit</i>   |            |                   |                |                    |                |             |                |          |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet  | 20%               | Now                      | \$1,166,700           | 2032                      | **                    | 3                  | \$116,600             |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$85,000              |                 |
| Ceramic Tile  | 5%                |                          |                       | 2039                      | **                    | 5                  | \$19,400              |                 |
| Terrazzo  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$30,400              |                 |
| Vinyl Tile  | 55%               |                          |                       | 2030                      | \$2,137,200           | 3                  | \$80,200              |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Ceramic Tile  | 7%                |                          |                       | 2039                      | **                    | 5                  | \$52,400              |                 |
| Concrete Masonry Unit   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$29,900              |                 |
| Glass: Single Pane  | 3%                |                          |                       | LIFE                      | **                    | 5                  | \$16,800              |                 |
| Gypsum Board  | 70%               |                          |                       | LIFE                      | **                    | 5                  | \$314,300             |                 |
| Granite Panels  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 90%               | Now                      | \$166,400             | 2035                      | **                    | 5                  | \$174,900             |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Gypsum Board  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$24,300              |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |
| <b>Electrical</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2040                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2035                      | **                    | 5                  | \$900                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 112.5 Kilovolt-ampere, 480 Volts Primary - 208/120 Volts Secondary</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2040                      | **                    | 5                  | \$1,100               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |

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

| <b>Electrical</b>           |  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>      |  |                       |                          |                           |                |                       |                    |                       |
| <b>Panelboards</b>          |  |                       |                          |                           |                |                       |                    |                       |
|                             | Fused Disc Sw  | 10%                   |                          |                           | 2038           | **                    | 5                  | \$600                 |
|                             | Molded Case Bkrs   | 90%                   |                          |                           | 2038           | **                    | 5                  | \$5,900               |
| <b>Wiring</b>               |  |                       |                          |                           |                |                       |                    |                       |
|                             | Thermoplastic  | 100%                  |                          |                           | 2040           | **                    | 1                  |                       |
| <b>Motor Controllers</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | Locally Mounted  | 50%                   |                          |                           | 2035           | **                    | 5                  | \$800                 |
|                             | Motor Control Center   | 50%                   |                          |                           | 2035           | **                    | 5                  | \$3,400               |
| <b>Ground</b>               |  |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | Generic  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$3,700               |
| <b>Stand-by Power</b>       |  |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | Automatic  | 100%                  |                          |                           | 2035           | **                    | 1                  | \$76,900              |
| <b>Generators</b>           |  |                       |                          |                           |                |                       |                    |                       |
|                             | Diesel   | 100%                  |                          |                           | 2033           | **                    | 1                  | \$96,800              |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Penthouse</i>  |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : One 300 Kilowatt</i>                                  |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>            |  |                       |                          |                           |                |                       |                    |                       |
|                             | Lead/Acid  | 100%                  |                          |                           | 2023           | \$1,800               | 5                  | \$9,300               |
| <b>Fuel Storage</b>         |  |                       |                          |                           |                |                       |                    |                       |
|                             | Day Tank   | 50%                   |                          |                           | 2038           | **                    | 5                  | \$23,200              |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Generator Room Penthouse</i>                             |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : One 75 Gallon Capacity</i>                            |                       |                          |                           |                |                       |                    |                       |
|                             | Main Tank  | 50%                   |                          |                           | 2045           | **                    | 5                  | \$3,700               |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Sub-basement</i>   |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : 500 Gallons Rated Capacity</i>                        |                       |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>             |  |                       |                          |                           |                |                       |                    |                       |
| <b>Interior Lighting</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | Fluorescent  | 90%                   |                          |                           | 2030           | \$1,507,100           | 10                 | \$206,400             |
|                             | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Throughout The Building</i>                              |                       |                          |                           |                |                       |                    |                       |
|                             | Fluorescent  | 10%                   |                          |                           | 2030           | \$167,500             | 10                 | \$22,900              |
|                             | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Offices And Corridors</i>                                |                       |                          |                           |                |                       |                    |                       |
| <b>Egress Lighting</b>      |  |                       |                          |                           |                |                       |                    |                       |
|                             | Emergency, Service   | 60%                   |                          |                           | 2030           | \$86,800              | 1                  |                       |
|                             | Exit, LED  | 40%                   |                          |                           | 2045           | **                    | 1                  |                       |
| <b>Exterior Lighting</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | HID  | 10%                   |                          |                           | 2030           | \$111,000             | 10                 | \$100                 |
|                             | No Component   | 90%                   |                          |                           |                |                       |                    |                       |
| <b>Lightning Protection</b> |  |                       |                          |                           |                |                       |                    |                       |
| <b>Arresters/Cabling</b>    |  |                       |                          |                           |                |                       |                    |                       |
|                             | Generic  | 100%                  |                          |                           | 2045           | **                    | 5                  | \$7,300               |

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

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2030

\$266,800

1

\$28,000

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

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2030

\$913,400

1-3

\$46,200

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

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

**Heating**

## Energy Source

Natural Gas

100%

2050

\*\*

1

## Conversion Equipment

Hot Water Boiler

100%

2035

\*\*

1

\$123,600

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

## Distribution

Hot Wtr Piping/Pump

100%

0-2

\$21,500

2046

\*\*

4

\$12,300

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

## Terminal Devices

Air Handler

60%

2035

\*\*

1

\$92,800

Convactor/Radiator

40%

2035

\*\*

1

\$32,300

**Air Conditioning**

## Energy Source

Electricity

100%

2046

\*\*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

80%

0-2

\$234,200

2028

\$4,684,300

2

\$9,800

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

Ext Pkg Unit -

Heating/Cooling

20%

2030

\$689,400

2

\$3,100

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

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

| <b>Mechanical</b>   |                        | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>   |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | CW & CHW Wtr Pipe/Pump | 80%                   | 0-2                      | \$5,400                   | 2040           | **                    | 4                  | \$9,900               |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>                       |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Roof</i>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | No Component           | 20%                   |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Water Cooling Tower    | 80%                   | Now                      | \$83,600                  | 2028           | \$835,900             | 2                  | \$161,000             |
| <i>Corroded, Extent : Severe, Area Affected : 25%</i>                                     |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Bottom Of The Unit And Supporting Beams, Roof</i>                           |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>                                 |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Bottom Of The Unit, Roof</i>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | No Component           | 20%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>  |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Ductwork/Diffusers     | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$139,400             |
| <b>Exhaust Fans</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Interior               | 70%                   |                          |                           | 2035           | **                    | 2                  | \$5,400               |
|   | Roof                   | 30%                   |                          |                           | 2035           | **                    | 2                  | \$2,300               |
| <b>Plumbing</b>   |                        |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Brass/Copper           | 100%                  |                          |                           | 2050           | **                    | 1                  |                       |
| <b>Water Heater</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Electric               | 100%                  |                          |                           | 2025           | \$242,600             | 4                  | \$1,500               |
| <b>Sanitary Piping</b>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | Cast Iron              | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Cast Iron              | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Backflow Preventer</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Generic                | 100%                  |                          |                           | 2035           | **                    | 1                  | \$15,300              |
| <b>Fixtures</b>   |                        |                       |                          |                           |                |                       |                    |                       |
|   | Generic                | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>   |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | Geared Traction        | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Four Units From 1st To 10th Floor, One Unit From Basement To 10th Floor</i> |                        |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 5 Units. No.5 Is Not In Service</i>                                      |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                        |                       |                          |                           |                |                       |                    |                       |
| <b>Standpipe</b>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | No Component           | 30%                   |                          |                           |                |                       |                    |                       |
|   | Generic                | 70%                   |                          |                           | 2050           | **                    | 1-5                | \$88,200              |
| <b>Sprinkler</b>  |                        |                       |                          |                           |                |                       |                    |                       |
|   | Generic                | 100%                  |                          |                           | 2050           | **                    | 1-2                | \$70,000              |

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression   | Fire Pump             |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2026           | \$177,300             | 1                  | \$46,700              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Fire Pump Located In The Mall</i>                    |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Unit Is Maintained And Operated From The Mall</i> |                       |                       |                          |                           |                |                       |                    |                       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,083,900           | \$874,300             |
| Interior Architecture | \$1,035,100           | \$1,159,000           |
| Electrical            | \$831,300             | \$707,800             |
| Mechanical            | \$9,751,600           | \$8,345,200           |
| <b>Total</b>          | <b>\$13,701,900</b>   | <b>\$11,086,400</b>   |
| Importance Code A     | \$2,083,900           | \$1,056,400           |
| Importance Code B     | \$11,504,100          | \$9,989,100           |
| Importance Code C     | \$114,000             | \$40,900              |
| <b>Total</b>          | <b>\$13,701,900</b>   | <b>\$11,086,400</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  |                  |                  |                  |
| Interior Architecture | \$116,200        | \$41,300         |                  | \$123,200        |
| Electrical            | \$8,700          | \$4,000          | \$29,200         | \$4,000          |
| Mechanical            | \$102,600        | \$108,100        | \$253,700        | \$111,900        |
| Site Pavements        | \$7,200          |                  |                  |                  |
| Elevators/Escalators  | \$189,500        | \$189,500        | \$189,500        | \$189,500        |
| <b>Total</b>          | <b>\$424,200</b> | <b>\$342,900</b> | <b>\$472,400</b> | <b>\$428,600</b> |
| Importance Code A     | \$35,500         | \$35,500         | \$36,300         | \$35,500         |
| Importance Code B     | \$386,200        | \$294,300        | \$436,100        | \$393,100        |
| Importance Code C     | \$2,500          | \$13,100         |                  |                  |
| <b>Total</b>          | <b>\$424,200</b> | <b>\$342,900</b> | <b>\$472,400</b> | <b>\$428,600</b> |



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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 2%         |                   |                | LIFE               | **             |             |                |          |
| Cast Stone/Terra Cotta  | 5%         |                   |                | LIFE               | **             | 5           | \$235,800      |          |
| Masonry: Brick  | 88%        | Now               | \$1,736,800    | LIFE               | **             | 5           | \$531,300      |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, Reade Street</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Scaffolding In Place</i>                             |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 3%         |                   |                | LIFE               | **             | 5           | \$13,600       |          |
| Masonry: Limestone  | 2%         | Now               | \$285,900      | LIFE               | **             | 5           | \$9,100        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Lintels And Sills</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills And Lintels</i>                            |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       |                   |                | 2045               | **             | 5           | \$122,400      |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 10%        |                   |                | LIFE               | **             | 5           | \$8,300        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%        |                   |                | LIFE               | **             | 5           | \$9,600        |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 75%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>   |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane   | 97%        |                   |                | 2037               | **             | 10          | \$46,000       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>   |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 3%         |                   |                | 2039               | **             | 10          | \$4,700        |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Mosaic Tile   | 10%        |                   |                | 2049               | **             | 10          |                |          |
| Stucco Cement   | 90%        |                   |                | 2034               | **             | 5           |                |          |

Interior

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 35%        |                   |                | 2028               | \$2,726,900    | 3           | \$394,400      |          |
| Cast in Place Concrete   | 10%        | Now               | \$63,500       | LIFE               | **             | 5           | \$123,200      |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair Landing Between 23rd And 24th Floor</i>            |            |                   |                |                    |                |             |                |          |
| <i>Deflection Evident, Extent : Severe, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair Landing Between 23rd And 24th Floor</i>            |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair Landing Between 23rd And 24th Floor</i>            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Temporary Support In Place</i>                        |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 10%        |                   |                | 2038               | **             | 5           | \$56,300       |          |
| Marble Panels  | 2%         |                   |                | LIFE               | **             | 5           | \$8,500        |          |
| Terrazzo   | 3%         |                   |                | LIFE               | **             | 5           | \$13,200       |          |
| Vinyl Tile   | 25%        |                   |                | 2034               | **             | 3           | \$70,400       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th, 14th Floors</i>                                     |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"   | 10%        | Now               | \$134,500      | 2029               | \$672,300      | 3           | \$21,100       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 22, 23 And 24th Floors</i>                               |            |                   |                |                    |                |             |                |          |
| Under Construction   | 5%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : First Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Retail Space</i>                                      |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 10%        |                   |                | 2038               | **             | 5           | \$26,200       |          |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$5,200        |          |
| Gypsum Board   | 20%        |                   |                | LIFE               | **             | 5           | \$31,500       |          |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Marble Panels  | 3%         |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 42%        |                   |                | LIFE               | **             | 5           | \$33,000       |          |
| Plaster  | 10%        | Now               | \$114,000      | LIFE               | **             | 5           | \$7,900        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 22, 23 And 24 Floors</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 22, 23 And 24 Floors</i>                                 |            |                   |                |                    |                |             |                |          |
| Under Construction   | 5%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Retail Space</i>                                      |            |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |  | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|--|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |                 |
| <b>Interior</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Ceilings</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| AcousTileConcealSpLn  | 25%               |                          |                       | 2034           | **                        | 5                  | \$176,100             |  |                 |
| AcousTileSusp.Lay-In  | 42%               |                          |                       | 2042           | **                        | 5                  | \$236,600             |  |                 |
| Exposed Concrete  | 5%                | Now                      | \$196,400             | LIFE           | **                        | 5                  | \$4,400               |  |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Steam Room</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Gypsum Board  | 10%               |                          |                       | LIFE           | **                        | 5                  | \$70,400              |  |                 |
| Plaster   | 3%                |                          |                       | LIFE           | **                        | 5                  | \$10,600              |  |                 |
| Plaster   | 10%               | Now                      | \$320,400             | LIFE           | **                        | 5                  | \$35,200              |  |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : 22, 23 And 24 Floors</i>                                |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>       |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : 22, 23 And 24 Floors</i>                                |                   |                          |                       |                |                           |                    |                       |  |                 |
| Under Construction  | 5%                |                          |                       |                |                           |                    |                       |  |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>          |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : 1st Floor</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Explanation : Retail Space</i>                                     |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete  | 95%               | Now                      | \$3,000               | 2034           | **                        |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Lafayette Street</i>                                    |                   |                          |                       |                |                           |                    |                       |  |                 |
| Pavers/Stone  | 5%                | Now                      | \$1,600               | 2032           | **                        |                    |                       |  |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Corner Of Lafayette And Reade Street</i>                |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete  | 10%               |                          |                       | 2034           | **                        |                    |                       |  |                 |
| Pavers/Stone  | 90%               | Now                      | \$2,500               | 2032           | **                        |                    |                       |  |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Front Entry To Retail Space</i>                         |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Explanation : These Are Actually Pre-cast Concrete Panels</i>      |                   |                          |                       |                |                           |                    |                       |  |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

| <b>Electrical</b>   |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Service Equipment</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 20%                   |                          |                           | 2049           | **                    | 5                  | \$300                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                               |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 4,000 Ampere Main Disconnect Switch</i>    |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 40%                   |                          |                           | 2029           | \$91,000              | 5                  | \$600                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                               |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 20%                   |                          |                           | 2029           | \$45,500              | 5                  | \$300                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                               |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>    |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 20%                   |                          |                           | 2029           | \$45,500              | 5                  | \$300                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                               |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>    |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Switchgear / Switchboard</b>                                 |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 50%                   |                          |                           | 2039           | **                    | 5                  | \$800                 |
|   | Fused Disc Sw            | 30%                   |                          |                           | 2029           | \$174,700             | 5                  | \$500                 |
|   | Molded Case Bkrs         | 20%                   |                          |                           | 2049           | **                    | 5                  | \$1,900               |
| <b>Panelboards</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 15%                   |                          |                           | 2037           | **                    | 5                  | \$1,200               |
|   | Molded Case Bkrs         | 85%                   |                          |                           | 2037           | **                    | 5                  | \$8,000               |
| <b>Wiring</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Braided Cloth            | 20%                   | 2-4                      | \$211,100                 | 2054           | **                    | 1                  |                       |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout</i>                                    |                          |                       |                          |                           |                |                       |                    |                       |
|   | Thermoplastic            | 80%                   |                          |                           | 2039           | **                    | 1                  |                       |
| <b>Motor Controllers</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Locally Mounted          | 95%                   |                          |                           | 2034           | **                    | 5                  | \$2,300               |
|   | Variable Frequency Drive | 5%                    |                          |                           | 2042           | **                    |                    |                       |
| <b>Ground</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Generic                  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$5,300               |
| <b>Lighting</b>   |                          |                       |                          |                           |                |                       |                    |                       |

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel                                    | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler   | 100%              |                          |                       | 2034                      | **                    | 1                  | \$355,000             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 100%              |                          |                       | 2029                      |                       |                    | \$1,608,600           |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 90%               |                          |                       | 2034                      | **                    | 1                  | \$104,200             |                 |
| Fan Coil Unit/Heat   | 10%               |                          |                       | 2024                      |                       | 1                  | \$11,600              |                 |

**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.

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

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

| <b>Mechanical</b>           |   | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|---|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>   | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |   |                       |                          |                           |                |                       |                    |                       |
| <b>Energy Source</b>        |   |                       |                          |                           |                |                       |                    |                       |
|                             | Electricity   | 100%                  |                          |                           | 2037           | **                    | 1                  |                       |
| <b>Conversion Equipment</b> |   |                       |                          |                           |                |                       |                    |                       |
|                             | Interior Pkg Unit - Cooling   | 60%                   |                          |                           | 2023           | \$8,161,500           | 2                  | \$13,200              |
|                             | Interior Pkg Unit - Cooling   | 40%                   |                          |                           | 2030           | \$5,441,000           | 2                  | \$8,800               |
| <b>Distribution</b>         |   |                       |                          |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers  | 100%                  |                          |                           | LIFE           | **                    | 2                  | \$466,400             |
| <b>Terminal Devices</b>     |   |                       |                          |                           |                |                       |                    |                       |
|                             | Air Handler/Dir Expansion   | 20%                   |                          |                           | 2034           | **                    | 1                  |                       |
|                             | No Component  | 80%                   |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>       |   |                       |                          |                           |                |                       |                    |                       |
|                             | Dry Cooler  | 20%                   |                          |                           | 2034           | **                    | 2                  | \$49,900              |
|                             | Water Cooling Tower   | 50%                   |                          |                           | 2027           | \$690,300             | 2                  | \$180,400             |
|                             | Water Cooling Tower   | 30%                   |                          |                           | 2030           | \$414,200             | 2                  | \$108,200             |
| <b>Ventilation</b>          |   |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>         |   |                       |                          |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers  | 100%                  |                          |                           | LIFE           | **                    | 2-5                | \$199,900             |
| <b>Exhaust Fans</b>         |   |                       |                          |                           |                |                       |                    |                       |
|                             | Interior  | 60%                   |                          |                           | 2024           | \$776,600             | 2                  | \$6,600               |
|                             | Interior  | 40%                   |                          |                           | 2034           | **                    | 2                  | \$4,400               |
| <b>Plumbing</b>             |   |                       |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |   |                       |                          |                           |                |                       |                    |                       |
|                             | Brass/Copper  | 100%                  |                          |                           | 2039           | **                    | 1                  |                       |
| <b>Water Heater</b>         |   |                       |                          |                           |                |                       |                    |                       |
|                             | Gas Fired   | 100%                  |                          |                           | 2022           | \$221,900             | 2                  | \$5,200               |
|                             | <i>Recent Installation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : Basement</i>  |                       |                          |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>      |   |                       |                          |                           |                |                       |                    |                       |
|                             | Cast Iron   | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>   |   |                       |                          |                           |                |                       |                    |                       |
|                             | Cast Iron   | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Sump Pump(s)</b>         |   |                       |                          |                           |                |                       |                    |                       |
|                             | Non-Submersible   | 100%                  |                          |                           | 2029           | \$55,500              | 4                  | \$7,600               |
| <b>Backflow Preventer</b>   |   |                       |                          |                           |                |                       |                    |                       |
|                             | Generic   | 100%                  |                          |                           | 2037           | **                    | 1                  | \$22,000              |
| <b>Fixtures</b>             |   |                       |                          |                           |                |                       |                    |                       |
|                             | Generic   | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>   |   |                       |                          |                           |                |                       |                    |                       |
| <b>Elevators</b>            |   |                       |                          |                           |                |                       |                    |                       |
|                             | Geared Traction   | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
|                             | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Location : One Unit From Basement To 23rd Floor, Three Units From Lobby To 22nd Floor, Four Units From Lobby To 12th Floor</i> |                       |                          |                           |                |                       |                    |                       |
|                             | <i>Explanation : 8 Units</i>  |                       |                          |                           |                |                       |                    |                       |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>  |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression  | Standpipe             |                       |                          |  |                |                       |                    |                       |
|                   | Generic               | 100%                  |                          |  | 2039           | **                    | 1-5                | \$180,800             |
|                   | Sprinkler             |                       |                          |  |                |                       |                    |                       |
|                   | Under Construction    | 50%                   |                          |  |                |                       |                    |                       |
|                   | Generic               | 50%                   |                          |  | 2049           | **                    | 1-2                | \$50,200              |
| Fire Pump         | Generic               | 100%                  |                          |  | 2044           | **                    | 1                  | \$67,000              |
|                   |                       |                       |                          | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |
|                   |                       |                       |                          | <i>Location : 24th Floor</i>                                     |                |                       |                    |                       |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$570,100             | \$149,200             |
| Interior Architecture |                       | \$158,400             |
| Site Pavements        |                       | \$256,900             |
| <b>Total</b>          | <b>\$570,100</b>      | <b>\$564,500</b>      |
| Importance Code A     | \$570,100             | \$149,200             |
| Importance Code B     |                       | \$158,400             |
| Importance Code C     |                       | \$256,900             |
| <b>Total</b>          | <b>\$570,100</b>      | <b>\$564,500</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-----------------------|-----------------|----------------|----------------|----------------|
| Exterior Architecture |                 |                |                |                |
| Interior Architecture | \$18,700        | \$900          |                | \$1,500        |
| Electrical            | \$15,300        | \$200          | \$200          | \$200          |
| Mechanical            | \$16,100        | \$1,100        | \$1,100        | \$1,100        |
| Site Pavements        | \$1,000         |                |                |                |
| Elevators/Escalators  | \$3,900         | \$3,900        | \$3,900        | \$3,900        |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$6,000</b> | <b>\$5,200</b> | <b>\$6,700</b> |
| Importance Code A     | \$800           | \$800          | \$800          | \$800          |
| Importance Code B     | \$38,300        | \$5,200        | \$4,400        | \$5,900        |
| Importance Code C     | \$16,000        |                |                |                |
| <b>Total</b>          | <b>\$55,100</b> | <b>\$6,000</b> | <b>\$5,200</b> | <b>\$6,700</b> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 92%        | Now               | \$202,300      | LIFE               | **             | 5           | \$19,000       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Severe, Area Affected : 3%</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Arch, Canal Street Side</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Especially At Ground Level</i>                          |            |                   |                |                    |                |             |                |          |
| Masonry: Brownstone   | 2%         |                   |                | LIFE               | **             | 5           | \$300          |          |
| Masonry: Fieldstone   | 2%         |                   |                | LIFE               | **             | 5           | \$300          |          |
| Masonry: Limestone  | 4%         |                   |                | LIFE               | **             | 5           | \$600          |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Wood  | 100%       | 2-4               | \$39,700       | 2044               | **             | 5           | \$9,000        | 2        |
| <i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Especially At Window Mounted Air Conditioning Units</i> |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 30%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : At Window Arches</i>  |            |                   |                |                    |                |             |                |          |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Location : At Window Arches</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Metal Cornice   | 100%       | Now               | \$44,600       | 2056               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Painted Surfaces Peeling Throughout</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Canal Street Side</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Birds Nesting Inside Corroded Sections</i>                       |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 10%        |                   |                | 2056               | **             | 10          | \$4,300        |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2028               |                | 10          | \$2,900        |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Stair To Attic</i>   |            |                   |                |                    |                |             |                |          |
| Slate   | 85%        | Now               | \$218,000      | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Gray Color Tiles With Red Banding</i>                            |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |  | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|--|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |  |                 |
| <b>Exterior</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Soffits</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Wood  | 100%              | 2-4                      | \$65,500              | 2041           | **                        | 5                  | \$4,200               |  |                 |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 50%</i>        |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Interior</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Floors</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Ceramic Tile  | 10%               |                          |                       | 2031           | \$35,100                  | 5                  | \$1,500               |  |                 |
| Quarry Tile   | 5%                |                          |                       | 2033           | **                        | 5                  | \$1,200               |  |                 |
| Slate   | 3%                |                          |                       | LIFE           | **                        | 5                  | \$500                 |  |                 |
| Vinyl Tile  | 80%               |                          |                       | 2028           | \$123,300                 | 3                  | \$6,200               |  |                 |
| Wood  | 2%                |                          |                       | 2043           | **                        | 5                  | \$600                 |  |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Gypsum Board  | 60%               |                          |                       | LIFE           | **                        | 5                  | \$5,300               |  |                 |
| Masonry: Brick  | 10%               | Now                      | \$6,700               | LIFE           | **                        |                    |                       |  |                 |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i> |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout Basement</i>                               |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>    |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Basement Throughout</i>                               |                   |                          |                       |                |                           |                    |                       |  |                 |
| Plaster   | 30%               | 2-4                      | \$8,300               | LIFE           | **                        | 5                  | \$1,300               |  |                 |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>       |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : At Windows</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Ceilings</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| AcousTileConcealSpLn  | 30%               | Now                      | \$2,200               | 2041           | **                        | 5                  | \$2,900               |  |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Gypsum Board  | 70%               |                          |                       | LIFE           | **                        | 5                  | \$13,500              |  |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Fence/Gates</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Iron Picket   | 100%              |                          |                       | 2048           | **                        |                    |                       |  |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                |                           |                    |                       |  |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2033           | **                        |                    |                       |  |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                |                           |                    |                       |  |                 |
| Pavers/Stone  | 98%               |                          |                       | 2031           | \$256,900                 |                    |                       |  |                 |
| Pavers/Stone  | 2%                | 2-4                      | \$1,000               | 2037           | **                        |                    |                       |  |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>              |                   |                          |                       |                |                           |                    |                       |  |                 |
| <i>Location : Front Steps/ Entrance Area</i>                        |                   |                          |                       |                |                           |                    |                       |  |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts              |                   |  |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |  |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%              |  |                       | 2038                      | **                    | 5                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 400 Amperes Main Switch</i>                     |                       |                           |                       |                    |                       |                 |
| Raceway                      |                   |  |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |  |                       | 2038                      | **                    | 1                  |                       |                 |
| Panelboards                  |                   |  |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%              |  |                       | 2036                      | **                    | 5                  | \$200                 |                 |
| Wiring                       |                   |  |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |  |                       | 2038                      | **                    | 1                  |                       |                 |
| Ground                       |                   |  |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |  |                       | LIFE                      | **                    | 5                  | \$100                 |                 |
| Lighting                     |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 98%               |  |                       | 2028                      | \$20,200              | 10                 | \$7,200               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>                                     |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-8 Lamps</i>                                   |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 2%                |  |                       | 2028                      | \$1,000               | 2                  |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 1st Floor Clinic</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Track Lights</i>                                |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2028                      | \$6,300               | 10                 | \$1,000               |                 |
| Exit, Battery                | 50%               |  |                       | 2028                      | \$4,300               | 10                 | \$300                 |                 |
| Exterior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Incandescent                 | 50%               | Now  | \$15,100              | 2038                      | **                    | 2                  |                       |                 |
|                              |                   | <i>Damaged Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Outside Perimeter</i>                              |                       |                           |                       |                    |                       |                 |
| No Component                 | 50%               |  |                       |                           |                       |                    |                       |                 |
| Alarm                        |                   |  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 20%               |  |                       | 2033                      | **                    | 1                  | \$600                 |                 |
| Fire/Smoke Detection         |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 80%               |  |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 20%               |  |                       | 2028                      | \$19,500              | 1-3                | \$1,000               |                 |

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

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler                              | 100%              |                          |                       | 2041                      | * *                   | 1                  | \$7,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Unit</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump                                 | 100%              |                          |                       | 2048                      | * *                   |                    |                       |                 |
| Terminal Devices<br>Convactor/Radiator                            | 100%              |                          |                       | 2033                      | * *                   | 1                  | \$2,600               |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                      | 100%              |                          |                       | 2036                      | * *                   | 1                  |                       |                 |
| Conversion Equipment<br>Window/Wall Unit                          | 75%               |                          |                       | 2022                      | \$13,800              | 1                  |                       |                 |
| Window/Wall Unit  | 5%                | Now                      | \$900                 | 2028                      | \$900                 | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Waiting Room</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units Not Working</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans<br>Wall Unit   | 5%                |                          |                       | 2033                      | * *                   | 2                  |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Galvanized Steel                              | 100%              |                          |                       | 2033                      | * *                   | 1                  |                       |                 |
| Water Heater<br>Gas Fired   | 100%              |                          |                       | 2026                      | \$5,400               | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                      | 100%              |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
| Sump Pump(s)<br>Submersible                                       | 100%              |                          |                       | 2022                      | \$300                 | 4                  | \$300                 |                 |
| Fixtures<br>Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators<br>Hydraulic  | 100%              |                          |                       | LIFE                      | * *                   |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 - 2</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,854,000           | \$191,200             |
| Interior Architecture | \$477,700             | \$149,600             |
| Electrical            |                       | \$145,100             |
| Mechanical            | \$173,700             | \$52,900              |
| Site Enclosure        | \$36,200              |                       |
| <b>Total</b>          | <b>\$3,541,700</b>    | <b>\$538,900</b>      |
| Importance Code A     | \$2,890,600           | \$191,200             |
| Importance Code B     | \$435,100             | \$275,000             |
| Importance Code C     | \$216,000             | \$72,700              |
| <b>Total</b>          | <b>\$3,541,700</b>    | <b>\$538,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$25,400        |                 |                 | \$9,800         |
| Interior Architecture |                 | \$10,600        | \$6,900         | \$2,400         |
| Electrical            | \$700           | \$1,100         | \$900           | \$4,400         |
| Mechanical            | \$16,400        | \$3,500         | \$3,600         | \$27,400        |
| Site Pavements        | \$50,700        |                 |                 |                 |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$97,100</b> | <b>\$19,100</b> | <b>\$15,300</b> | <b>\$48,000</b> |
| Importance Code A     | \$25,400        | \$2,500         | \$2,500         | \$12,400        |
| Importance Code B     | \$38,500        | \$16,500        | \$9,700         | \$35,600        |
| Importance Code C     | \$33,200        |                 | \$3,000         |                 |
| <b>Total</b>          | <b>\$97,100</b> | <b>\$19,100</b> | <b>\$15,300</b> | <b>\$48,000</b> |



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

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

**Asset # : 4167**

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |          | Priority |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |          |
| Exterior  |            |                   |                |         |                    |             |                |          |          |
| Exterior Walls  |            |                   |                |         |                    |             |                |          |          |
| Cast Stone/Terra Cotta  | 15%        | 2-4               | \$1,506,700    | LIFE    | **                 | 5           | \$123,000      |          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Throughout</i>  |            |                   |                |         |                    |             |                |          |          |
| Masonry: Brick  | 50%        | Now               | \$565,900      | LIFE    | **                 | 5           | \$52,500       |          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade And Foundation</i>                         |            |                   |                |         |                    |             |                |          |          |
| Masonry: Brick  | 15%        | Now               | \$111,700      | LIFE    | **                 | 5           | \$15,700       |          |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Chimney</i>   |            |                   |                |         |                    |             |                |          |          |
| <i>Spalling, Extent : Severe, Area Affected : 25%</i>                 |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Chimney</i>   |            |                   |                |         |                    |             |                |          |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>              |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Chimney</i>   |            |                   |                |         |                    |             |                |          |          |
| Masonry: Brownstone   | 10%        | Now               | \$234,000      | LIFE    | **                 | 5           | \$7,900        |          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>     |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>        |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade And Tower Over Main Entrance Arch</i>      |            |                   |                |         |                    |             |                |          |          |
| Masonry: Granite  | 10%        | Now               | \$297,700      | LIFE    | **                 | 5           | \$7,900        |          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |         |                    |             |                |          |          |
| <i>Location : North Facade</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Lobby</i>   |            |                   |                |         |                    |             |                |          |          |
| Windows   |            |                   |                |         |                    |             |                |          |          |
| Wood  | 50%        | Now               | \$36,700       | 2038    | **                 | 5           | \$20,700       | 1        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Throughout</i>  |            |                   |                |         |                    |             |                |          |          |
| <i>Dry Rot/Decay, Extent : Severe, Area Affected : 40%</i>            |            |                   |                |         |                    |             |                |          |          |
| <i>Location : Auditorium At Arch Windows</i>                          |            |                   |                |         |                    |             |                |          |          |
| Wood  | 50%        |                   |                | 2046    | **                 | 5           | \$41,500       |          |          |
| Parapets  |            |                   |                |         |                    |             |                |          |          |
| Copper/Terne  | 10%        |                   |                | 2050    | **                 | 5           | \$500          |          |          |
| Masonry: Brownstone   | 90%        |                   |                | LIFE    | **                 | 5           | \$2,400        |          |          |

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

**Asset # : 4167**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Clay Tile  | 65%        | Now               | \$101,300      | 2050               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 30%        |                   |                | 2035               | **             | 10          | \$9,500        |          |
| Modified Bitumen   | 5%         | Now               | \$25,400       | 2040               | **             |             |                | 1        |
| <i>Drains Inad/Misposn, Extent : Severe, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>     |            |                   |                |                    |                |             |                |          |
| <i>Ponding, Extent : Severe, Area Affected : 75%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Adjacent To Bulkhead And Over Main Entrance</i>     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof Adjacent To Bulkhead</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Deflection Evident</i>                                |            |                   |                |                    |                |             |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 15%        |                   |                | 2026               | \$86,600       | 3           | \$8,700        |          |
| Carpet   | 10%        |                   |                | 2029               | \$57,700       | 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               | \$76,900       | 3           | \$2,900        |          |
| Wood   | 15%        | Now               | \$223,800      | 2070               | **             | 5           | \$5,400        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Old Caretakers Apartment</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Old Caretakers Apartment</i>                             |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2039               | **             | 5           | \$6,100        |          |
| Gypsum Board   | 15%        |                   |                | LIFE               | **             | 5           | \$10,900       |          |
| Masonry: Brick   | 10%        | Now               | \$111,100      | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| Plaster  | 20%        | Now               | \$68,600       | LIFE               | **             | 5           | \$7,300        |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Old Caretakers Apartment And Main Stair</i>              |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Old Caretakers Apartment And Main Stair</i>              |            |                   |                |                    |                |             |                |          |
| Plaster  | 35%        |                   |                | LIFE               | **             | 5           | \$12,700       |          |
| Wood   | 15%        |                   |                | LIFE               | **             | 5           | \$72,700       |          |

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

**Asset # : 4167**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 25%               |                          |                       | 2043                      | **                    | 5                  | \$9,600               |                 |
| Gypsum Board  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$4,800               |                 |
| Plaster   | 25%               | Now                      | \$74,200              | LIFE                      | **                    | 5                  | \$6,000               |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Caretakers Apartment</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Old Caretakers Apartment</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$3,600               |                 |
| Plaster   | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$6,000               |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link  | 50%               |                          |                       | 2050                      | **                    |                    |                       |                 |
| Iron Picket   | 50%               |                          |                       | 2050                      | **                    |                    |                       |                 |
| <b>Free Standing Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 100%              | Now                      | \$36,200              | 2056                      | **                    |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Wall Along Back Of Building Is Severely Leaning</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 2-4                      | \$17,500              | 2047                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sidewalks At Main Entrance</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 2-4                      | \$33,200              | 2047                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Interior Courtyards Have Cracking Pavements</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              |                          |                       | 2033                      | **                    |                    |                       |                 |

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

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

**Asset # : 4167**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 60%               |                          |                       | 2035                      | **                    | 5                  | \$100                 |                 |
| Locally Mounted   | 40%               |                          |                       | 2028                      | \$26,400              | 5                  | \$100                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Connected To Metal Water Pipe.</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 15%               |                          |                       | 2035                      | **                    | 10                 | \$3,500               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 5%                |                          |                       | 2030                      | \$24,800              | 10                 | \$1,200               |                 |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 80%               |                          |                       | 2035                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2030                      | \$20,400              | 10                 | \$3,100               |                 |
| Exit, LED   | 50%               |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 20%               |                          |                       | 2030                      | \$22,800              | 10                 |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside Perimeter</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Operated Via Timer</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2030                      | \$27,400              | 1                  | \$2,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2030                      | \$93,900              | 1-3                | \$4,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Smoke Detector, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 4167**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Oil No 2  | 40%               |                          |                       | 2040                      | **                    | 5                  | \$3,200               |                 |
| Natural Gas  | 60%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler   | 60%               | 2-4                      | \$22,000              | 2035                      | **                    | 1                  | \$13,700              |                 |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 60%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 60%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended For Gas Fired Modular Boilers</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler   | 40%               | 0-2                      | \$14,700              | 2035                      | **                    | 1                  | \$9,200               |                 |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 40%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit. Outdated Heating System In The Building, System Upgrade Is Recommended For Oil Fired</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Central Plant Steam Piping/Pmp   | 100%              | 2-4                      | \$95,800              | 2040                      | **                    | 4                  | \$1,300               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 95%               | 2-4                      | \$14,400              | 2035                      | **                    | 1                  | \$7,100               |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd And 3rd Floor Court Rooms</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Unit Heater - Steam  | 5%                |                          |                       | 2025                      |                       | 4                  | \$100                 |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling  | 5%                |                          |                       | 2028                      | \$52,900              | 2                  | \$100                 |                 |
| Window/Wall Unit   | 70%               |                          |                       | 2023                      | \$41,300              | 1                  |                       |                 |
| No Component   | 25%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 2 Pipe  | 5%                |                          |                       | 2030                      | \$20,200              | 1                  | \$400                 |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Cooler   | 5%                |                          |                       | 2030                      | \$5,800               | 2                  | \$900                 |                 |
| No Component   | 95%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |

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

**Asset # : 4167**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Heater<br>Gas Fired                                      | 100%              |                          |                       | 2025                      | \$17,300              | 2                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 81 Gallon Unit</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Sanitary Piping<br>Cast Iron                                   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping<br>Cast Iron                                | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Submersible                                    | 100%              |                          |                       | 2022                      | \$1,000               | 4                  | \$800                 |                 |
| Sewage Ejector(s)<br>Electric                                  | 100%              |                          |                       | 2030                      | \$8,200               | 4                  | \$1,500               |                 |
| Fixtures<br>Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators<br>Geared Traction                                   | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 4th Floor</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One Unit</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012  
**Area Sq Ft** : 415,410 **Project Type** : REAL PROPERTY  
**Date of Survey** : 25-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,5,10,Ph  
**Block** : 168 **Lot** : 32 **BIN** : 1001831

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,057,800           | \$979,900             |
| Interior Architecture | \$1,055,100           | \$606,700             |
| Electrical            |                       | \$362,000             |
| Mechanical            | \$128,900             | \$10,799,200          |
| <b>Total</b>          | <b>\$3,241,700</b>    | <b>\$12,747,700</b>   |
| Importance Code A     | \$2,057,800           | \$979,900             |
| Importance Code B     | \$1,054,000           | \$11,623,500          |
| Importance Code C     | \$130,000             | \$144,300             |
| <b>Total</b>          | <b>\$3,241,700</b>    | <b>\$12,747,700</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>     | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|--------------------|------------------|
| Exterior Architecture | \$65,200         |                  | \$24,300           |                  |
| Interior Architecture | \$226,200        |                  | \$2,188,800        | \$77,700         |
| Electrical            | \$73,600         | \$40,500         | \$52,400           | \$42,100         |
| Mechanical            | \$68,700         | \$57,600         | \$59,900           | \$51,400         |
| Site Pavements        | \$29,600         |                  |                    |                  |
| Elevators/Escalators  | \$98,700         | \$98,700         | \$98,700           | \$98,700         |
| <b>Total</b>          | <b>\$562,100</b> | <b>\$196,800</b> | <b>\$2,424,100</b> | <b>\$269,900</b> |
| Importance Code A     | \$65,200         |                  | \$36,700           |                  |
| Importance Code B     | \$397,900        | \$196,800        | \$2,383,200        | \$269,900        |
| Importance Code C     | \$98,900         |                  | \$4,200            |                  |
| <b>Total</b>          | <b>\$562,100</b> | <b>\$196,800</b> | <b>\$2,424,100</b> | <b>\$269,900</b> |



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

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 1%         |                   |                | LIFE               | **             | 10          | \$33,300       |          |
| Masonry: Brick  | 10%        | Now               | \$139,300      | LIFE               | **             | 5           | \$21,300       |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout</i> |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 69%        | Now               | \$376,600      | LIFE               | **             | 5           | \$110,200      |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Entire Building Perimeter</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sidewalk Shed In Use</i>                                       |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 20%        |                   |                | LIFE               | **             | 5           | \$63,900       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 95%        | Now               | \$1,119,300    | 2047               | **             | 5           | \$123,300      |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Street Level Windows</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Protective Metal Grilles</i>                                   |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 3%         |                   |                | 2039               | **             | 5           | \$48,700       |          |
| Metal Louvers   | 2%         |                   |                | 2040               | **             | 10          | \$32,400       |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 25%        | Now               | \$72,100       | LIFE               | **             | 5           | \$5,800        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Southwest Corner Of Main Roof</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 35%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Parapet Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Repointing Failure</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 60%        |                   |                | LIFE               | **             | 5-10        | \$191,000      |          |
| Masonry: Granite  | 15%        |                   |                | LIFE               | **             | 5-10        | \$47,700       |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 5%         |                   |                | 2059               | **             | 10          | \$12,200       |          |
| Modified Bitumen  | 28%        | Now               | \$40,200       | 2031               | \$401,900      |             |                |          |
| <i>Debris Present, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Area</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Curbs In Courtyard Area</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : At Fan Curbs</i>  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 65%        | Now               | \$93,300       | 2036               | **             |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Areas On The South Side Of Main Roof</i>        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : North West Corner, Main Roof</i>                        |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 2%         |                   |                | 2031               | \$312,600      | 10          | \$6,500        |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 40%        |                   |                | LIFE               | **             | 5           |                |          |
| Marble Panels   | 60%        |                   |                | LIFE               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 25%        |                   |                | 2024               | \$2,149,700    | 3           | \$310,900      |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$31,100       |          |
| Marble Panels   | 10%        | 4+                | \$488,100      | LIFE               | **             | 5           | \$46,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs To Ninth Floor</i>                               |            |                   |                |                    |                |             |                |          |
| Quarry Tile   | 5%         |                   |                | 2036               | **             | 5           | \$46,600       |          |
| Raised Access Floor   | 5%         |                   |                | 2040               | **             | 5           | \$116,600      |          |
| Terrazzo  | 20%        |                   |                | LIFE               | **             | 5           | \$194,300      |          |
| Vinyl Tile  | 25%        |                   |                | 2036               | **             | 3           | \$58,300       |          |
| Wood  | 5%         |                   |                | 2066               | **             | 5           | \$58,300       |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 2%         |                   |                | 2034               | **             | 5           | \$8,400        |          |
| Gypsum Board  | 10%        |                   |                | LIFE               | **             | 5-10        | \$71,300       |          |
| Metal Panel   | 5%         |                   |                | LIFE               | **             | 10          | \$9,400        |          |
| Marble Panels   | 20%        |                   |                | LIFE               | **             | 10          | \$33,500       |          |
| Plaster   | 48%        | Now               | \$35,000       | LIFE               | **             | 5           | \$60,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room Foundation Wall</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room Foundation Wall</i>                     |            |                   |                |                    |                |             |                |          |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             | 10          | \$21,000       |          |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$167,700      |          |

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.

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

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered  | 10%               |                          |                       | 2036                      | **                    | 5                  | \$62,200              |                 |
| AcousTileSusp.Lay-In   | 40%               | Now                      | \$43,600              | 2036                      | **                    | 5                  | \$124,400             |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 1020 On The 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Room 1020 On The 10th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete   | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$38,900              |                 |
| Masonry: Marble  | 3%                |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Masonry:Vault Struct   | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$15,500              |                 |
| Mosaic Tile  | 2%                |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Plaster  | 35%               |                          |                       | LIFE                      | **                    | 5-10               | \$374,000             |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 90%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| Masonry: Fieldstone  | 10%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Areaway Copings</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is Actually Granite</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              | Now                      | \$29,600              | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Sidewalks Adjacent To Lafayette, Hester And Worth Streets</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite   | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2051                      | **                    | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2044                      | **                    | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 1,500 Kilovolt-ampere, 480/208/120volts</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2051                      | **                    | 5                  | \$10,900              |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 90%               |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Conduit  | 10%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |

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

| <b>Electrical</b>        |  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>            | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>   |  |                       |                          |                           |                |                       |                    |                       |
| <b>Panelboards</b>       |  |                       |                          |                           |                |                       |                    |                       |
|                          | Fused Disc Sw  | 5%                    |                          |                           | 2039           | **                    | 5                  | \$500                 |
|                          | Molded Case Bkrs   | 95%                   |                          |                           | 2039           | **                    | 5                  | \$10,400              |
| <b>Wiring</b>            |  |                       |                          |                           |                |                       |                    |                       |
|                          | Thermoplastic  | 90%                   |                          |                           | 2051           | **                    | 1                  |                       |
|                          | Thermoplastic  | 10%                   |                          |                           | 2041           | **                    | 1                  |                       |
| <b>Motor Controllers</b> |  |                       |                          |                           |                |                       |                    |                       |
|                          | Locally Mounted  | 20%                   |                          |                           | 2029           | \$6,400               | 5                  | \$600                 |
|                          | Variable Frequency Drive   | 80%                   |                          |                           | 2044           | **                    |                    |                       |
| <b>Ground</b>            |  |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b> |  |                       |                          |                           |                |                       |                    |                       |
|                          | Generic  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$12,200              |
| <b>Stand-by Power</b>    |  |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b> |  |                       |                          |                           |                |                       |                    |                       |
|                          | Automatic  | 100%                  |                          |                           | 2044           | **                    | 1                  | \$127,800             |
| <b>Generators</b>        |  |                       |                          |                           |                |                       |                    |                       |
|                          | Diesel   | 100%                  |                          |                           | 2040           | **                    | 1                  | \$160,900             |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Roof Of 3rd Floor, Access Through Window</i>             |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Explanation : Two 1,500 Kilowatt Emergency Generators</i>           |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>         |  |                       |                          |                           |                |                       |                    |                       |
|                          | Lead/Acid  | 100%                  |                          |                           | 2025           | \$1,600               | 5                  | \$15,400              |
| <b>Fuel Storage</b>      |  |                       |                          |                           |                |                       |                    |                       |
| <b>Day Tank</b>          |  |                       |                          |                           |                |                       |                    |                       |
|                          |  | 50%                   |                          |                           | 2047           | **                    | 5                  | \$38,500              |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Roof</i>   |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Explanation : No Available Nameplate Rating Capacity</i>            |                       |                          |                           |                |                       |                    |                       |
| <b>Main Tank</b>         |  |                       |                          |                           |                |                       |                    |                       |
|                          |  | 50%                   |                          |                           | 2059           | **                    | 5                  | \$6,100               |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Basement</i>   |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Explanation : 14,000 Gallons Rated Capacity</i>                     |                       |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>          |  |                       |                          |                           |                |                       |                    |                       |
| <b>Interior Lighting</b> |  |                       |                          |                           |                |                       |                    |                       |
|                          | Fluorescent  | 10%                   |                          |                           | 2036           | **                    | 10                 | \$38,100              |
|                          | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Hallways</i>   |                       |                          |                           |                |                       |                    |                       |
|                          | Fluorescent  | 80%                   |                          |                           | 2036           | **                    | 10                 | \$304,800             |
|                          | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Throughout The Building</i>                              |                       |                          |                           |                |                       |                    |                       |
|                          | Fluorescent  | 5%                    |                          |                           | 2036           | **                    | 10                 | \$19,100              |
|                          | <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                       |                          |                           |                |                       |                    |                       |
|                          | <i>Location : Offices At 10th Floor</i>                                |                       |                          |                           |                |                       |                    |                       |
|                          | LED  | 5%                    |                          |                           | 2036           | **                    |                    |                       |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 50%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Exit, LED  | 50%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2036                      | **                    | 1                  | \$46,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Other Public Spaces</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Cameras</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2036                      | **                    | 1-3                | \$76,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Alarm Bells, horns, Smoke Detectors And Manual Pull Stations</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Utility Steam  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Steam Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam From Con Edison</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pres. Reducing Valve/LP Steam  | 100%              |                          |                       | 2034                      | **                    | 5                  | \$24,700              |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 100%              | 0-2                      | \$37,300              | 2031                      | \$1,864,000           |                    |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Leaking Riser Evident In Rooms 331 And 415.</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 50%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Faulty Vacuum Pump Bearings. Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 100%              |                          |                       | 2029                      | \$2,256,800           | 1                  | \$134,200             |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |

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

| <b>Mechanical</b>           |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b>  |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|-----------------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                             |                       |                          |  |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                             |                       |                          |  |                |                       |                    |                       |
|                             | Centrifugal, Elec Chiller   | 10%                   |                          |  | 2034           | **                    | 1                  | \$45,000              |
|                             | Interior Pkg Unit - Cooling | 5%                    |                          |  | 2032           | **                    | 2                  | \$1,300               |
|                             |                             |                       |                          | <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>  |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : 5th Floor</i>                                      |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : 5th Floor</i>                                      |                |                       |                    |                       |
|                             | Exterior Pkg Unit - Cooling | 5%                    |                          |  | 2031           | \$170,700             | 2                  | \$1,300               |
|                             | Split Unit                  | 15%                   |                          |  | 2031           | \$1,349,800           |                    |                       |
|                             | Window/Wall Unit            | 65%                   |                          |  | 2026           | \$571,000             | 1                  |                       |
| <b>Distribution</b>         |                             |                       |                          |  |                |                       |                    |                       |
|                             | CW & CHW Wtr Pipe/Pump      | 15%                   |                          |  | 2041           | **                    | 4                  | \$3,100               |
|                             | No Component                | 85%                   |                          |  |                |                       |                    |                       |
| <b>Terminal Devices</b>     |                             |                       |                          |  |                |                       |                    |                       |
|                             | Air Handler/Cool/Ht         | 3%                    |                          |  | 2031           | \$141,800             | 1                  | \$7,700               |
|                             | Fan Coil - 2 Pipe           | 2%                    | 0-2                      | \$3,200  | 2031           | \$160,400             | 1                  | \$2,400               |
|                             |                             |                       |                          | <i>Corroded, Extent : Severe, Area Affected : 10%</i>            |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Switchgear Room</i>                                |                |                       |                    |                       |
|                             | No Component                | 95%                   |                          |  |                |                       |                    |                       |
| <b>Heat Rejection</b>       |                             |                       |                          |  |                |                       |                    |                       |
|                             | Air Cooled Condenser Unit   | 15%                   |                          |  | 2031           | \$127,500             | 2                  | \$43,400              |
|                             | No Component                | 85%                   |                          |  |                |                       |                    |                       |
| <b>Ventilation</b>          |                             |                       |                          |  |                |                       |                    |                       |
| <b>Distribution</b>         |                             |                       |                          |  |                |                       |                    |                       |
|                             | Ductwork/Diffusers          | 30%                   |                          |  | LIFE           | **                    | 2-5                | \$110,000             |
|                             | No Component                | 70%                   |                          |  |                |                       |                    |                       |
| <b>Exhaust Fans</b>         |                             |                       |                          |  |                |                       |                    |                       |
|                             | Interior                    | 90%                   |                          |  | 2026           | \$1,349,800           | 2                  | \$11,400              |
|                             | Roof                        | 10%                   |                          |  | 2026           | \$70,000              | 2                  | \$1,300               |
| <b>Plumbing</b>             |                             |                       |                          |  |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                             |                       |                          |  |                |                       |                    |                       |
|                             | Brass/Copper                | 10%                   |                          |  | 2041           | **                    | 1                  |                       |
|                             | Galvanized Steel            | 90%                   |                          |  | 2029           | \$1,664,700           | 1                  |                       |
|                             |                             |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Throughout</i>                                     |                |                       |                    |                       |
| <b>HW Heat Exchanger</b>    |                             |                       |                          |  |                |                       |                    |                       |
|                             | HTHW/HW                     | 100%                  |                          |  | 2031           | \$735,600             |                    |                       |
| <b>Sanitary Piping</b>      |                             |                       |                          |  |                |                       |                    |                       |
|                             | Cast Iron                   | 100%                  |                          |  | LIFE           | **                    | 1                  |                       |
|                             |                             |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                |                       |                    |                       |
|                             |                             |                       |                          | <i>Location : Throughout</i>                                     |                |                       |                    |                       |

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**HEALTH BUILDING**  
**Asset # : 2050**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping<br>Cast Iron                                  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Sump Pump(s)<br>Submersible                                      | 100%              |                          |                       | 2022                      | \$14,300              | 4                  | \$13,200              |                 |
| Sewage Ejector(s)<br>Electric                                    | 100%              | Now                      | \$60,700              | 2031                      | \$121,400             | 4                  | \$16,500              |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Of 2 Pump Sets In Basement</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Backflow Preventer<br>Generic                                    | 100%              | 4+                       | \$2,100               | 2031                      | \$107,100             | 1                  | \$22,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rusting Occuring At Piping</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 10th Floor</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10 Units</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2041                      | **                    | 1-5                | \$209,400             |                 |
| <b>Sprinkler</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 25%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 75%               |                          |                       | 2041                      | **                    | 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 : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$450,600          |                    |
| Interior Architecture | \$279,700          | \$419,100          |
| Electrical            | \$140,800          | \$524,700          |
| Mechanical            | \$165,500          | \$1,252,800        |
| Site Enclosure        | \$82,900           |                    |
| Site Pavements        | \$316,900          |                    |
| <b>Total</b>          | <b>\$1,436,400</b> | <b>\$2,196,600</b> |
| Importance Code A     | \$450,600          |                    |
| Importance Code B     | \$586,000          | \$2,196,600        |
| Importance Code C     | \$399,800          |                    |
| <b>Total</b>          | <b>\$1,436,400</b> | <b>\$2,196,600</b> |

| EXPENSE               | FY 2022         | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$31,100        |                 | \$6,200         |                 |
| Interior Architecture | \$13,700        | \$19,200        |                 | \$5,600         |
| Electrical            | \$5,700         | \$28,200        | \$4,100         | \$3,200         |
| Mechanical            | \$41,400        | \$31,600        | \$16,900        | \$13,800        |
| Elevators/Escalators  | \$3,900         | \$3,900         | \$3,900         | \$3,900         |
| <b>Total</b>          | <b>\$95,900</b> | <b>\$83,000</b> | <b>\$31,100</b> | <b>\$26,600</b> |
| Importance Code A     | \$42,400        | \$9,600         | \$14,600        | \$8,500         |
| Importance Code B     | \$44,400        | \$73,400        | \$16,500        | \$18,100        |
| Importance Code C     | \$9,100         |                 |                 |                 |
| <b>Total</b>          | <b>\$95,900</b> | <b>\$83,000</b> | <b>\$31,100</b> | <b>\$26,600</b> |



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

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        | 4+                | \$5,200        | LIFE               | **             | 5           | \$21,100       |          |
| <i>Exposed Reinforcement, Extent : Light, Area Affected : 1%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side Of Building</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 75%        |                   |                | LIFE               | **             | 5           | \$31,700       |          |
| Masonry: Granite  | 2%         |                   |                | LIFE               | **             | 5           | \$600          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Entrance</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Located On Kent Avenue</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 3%         |                   |                | LIFE               | **             | 5           | \$1,000        |          |
| Metal Coiling Doors   | 10%        | 2-4               | \$26,000       | 2033               | **             | 5           | \$6,600        |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Coiling Door At Machine Shop</i>  |            |                   |                |                    |                |             |                |          |
| <b>Windows</b>  |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       |                   |                | 2044               | **             | 5           | \$12,300       |          |
| <b>Parapets</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 80%        |                   |                | LIFE               | **             | 5           | \$11,400       |          |
| Masonry: Limestone  | 15%        |                   |                | LIFE               | **             | 5           | \$2,700        |          |
| Metal Rail  | 5%         |                   |                | 2041               | **             | 5-10        | \$12,900       |          |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)  | 100%       | 0-2               | \$450,600      | 2033               | **             |             |                |          |
| <i>Alligatoring, Extent : Light, Area Affected : 10%</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Air/Water Blisters, Extent : Moderate, Area Affected : 30%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : North Side Of Upper And Lower Roof</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 35%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : North Side Of Main Roof And Upper Roof</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Roof Membrane Is Delaminating At Joints Due To Poor Installation</i> |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 20%        |                   |                | LIFE               | **             | 5           | \$55,900       |          |
| Ceramic Tile  | 5%         |                   |                | 2031               | \$134,300      | 5           | \$6,400        |          |
| Vinyl Tile  | 20%        | Now               | \$47,100       | 2033               | **             | 3           | \$9,600        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Offices And Shop Areas</i>                                   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"  | 15%        | 4+                | \$4,600        | 2028               | \$228,900      | 3           | \$7,200        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Steps Located By Entry Vestibule</i>                              |            |                   |                |                    |                |             |                |          |
| Wood  | 24%        | Now               | \$109,700      | 2043               | **             | 5           | \$28,800       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Truck Garage At Basement Level</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Light, Area Affected : 10%</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Wood  | 16%        |                   |                | 2068               | **             | 5           | \$38,400       |          |

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

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 25%        |                   |                | LIFE               | **             |             |                |          |
| Concrete Masonry Unit  | 25%        | 4+                | \$7,700        | LIFE               | **             | 5           | \$6,400        |          |
| <i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Freight Elevator Room In Basement</i>                    |            |                   |                |                    |                |             |                |          |
| Gypsum Board   | 25%        | 4+                | \$1,400        | LIFE               | **             | 5           | \$9,600        |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                |          |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 25%        | Now               | \$56,000       | 2033               | **             | 5           | \$20,000       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Lockers, Basement And Bathrooms</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Spaces</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 2nd Floor Spaces</i>                                     |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 75%        | 4+                | \$66,900       | LIFE               | **             | 5           | \$15,000       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Paint Shop On 1st Floor</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 2%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Paint Shop On 1st Floor</i>                              |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Chain Link   | 95%        | Now               | \$82,900       | 2058               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Building</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Impact Damage, Extent : Moderate, Area Affected : 30%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Building</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Building</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Concrete Post Bases Are Eroding At River Edge</i>     |            |                   |                |                    |                |             |                |          |
| Iron Picket  | 5%         |                   |                | 2063               | **             |             |                |          |
| Retaining Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | 2063               | **             |             |                |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | 2033               | **             |             |                |          |

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

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

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

## Site Pavements

Parking/Driveway  
Asphalt

|  |     |           |      |    |  |  |  |  |
|--|-----|-----------|------|----|--|--|--|--|
| 100%   | Now | \$316,900 | 2037 | ** |  |  |  |  |
| <i>Potholes, Extent : Moderate, Area Affected : 15%</i>          |     |           |      |    |  |  |  |  |
| <i>Location : West Side Of Building</i>                          |     |           |      |    |  |  |  |  |
| <i>Sinking/Subsiding, Extent : Moderate, Area Affected : 40%</i> |     |           |      |    |  |  |  |  |
| <i>Location : West Side Of Building At River Edge</i>            |     |           |      |    |  |  |  |  |
| <i>Other Observation, Extent : Moderate, Area Affected : 30%</i> |     |           |      |    |  |  |  |  |
| <i>Location : West Side Of Building</i>                          |     |           |      |    |  |  |  |  |
| <i>Explanation : Erosion At River Edge</i>                       |     |           |      |    |  |  |  |  |

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

## Under 600 Volts

Service Equipment

Molded Case Bkrs

|  |  |  |      |    |   |         |  |  |
|--|--|--|------|----|---|---------|--|--|
| 100%   |  |  | 2048 | ** | 5 | \$2,300 |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |  |  |      |    |   |         |  |  |
| <i>Location : Electrical Room</i>                              |  |  |      |    |   |         |  |  |
| <i>Explanation : One 2,000 Ampere Main Disconnect Switch</i>   |  |  |      |    |   |         |  |  |

Switchgear / Switchboard

Molded Case Bkrs

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

Raceway

Conduit

|     |  |  |      |         |   |  |  |  |
|-----|--|--|------|---------|---|--|--|--|
| 50% |  |  | 2028 | \$5,100 | 1 |  |  |  |
|-----|--|--|------|---------|---|--|--|--|

Conduit

|     |  |  |      |    |   |  |  |  |
|-----|--|--|------|----|---|--|--|--|
| 50% |  |  | 2048 | ** | 1 |  |  |  |
|-----|--|--|------|----|---|--|--|--|

Panelboards

Molded Case Bkrs

|  |  |  |      |    |   |         |  |  |
|--|--|--|------|----|---|---------|--|--|
| 85%  |  |  | 2044 | ** | 5 | \$1,900 |  |  |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |  |  |      |    |   |         |  |  |
| <i>Location : Basement, 1st Floor</i>                            |  |  |      |    |   |         |  |  |

Molded Case Bkrs

|  |  |  |      |    |   |       |  |  |
|--|--|--|------|----|---|-------|--|--|
| 14%  |  |  | 2036 | ** | 5 | \$300 |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>          |  |  |      |    |   |       |  |  |
| <i>Location : 1st And 2nd Floors</i>                                   |  |  |      |    |   |       |  |  |
| <i>Explanation : Panelboards Are Old But In Satisfactory Condition</i> |  |  |      |    |   |       |  |  |

Molded Case Bkrs

|  |     |       |      |    |   |  |  |  |
|--|-----|-------|------|----|---|--|--|--|
| 1%   | Now | \$300 | 2053 | ** | 5 |  |  |  |
| <i>Other Observation, Extent : Severe, Area Affected : 1%</i>                    |     |       |      |    |   |  |  |  |
| <i>Location : 2nd Floor</i>  |     |       |      |    |   |  |  |  |
| <i>Explanation : Pnl Lp-2a: Door Does Not Lock, Exposing Interior Components</i> |     |       |      |    |   |  |  |  |

Wiring

Braided Cloth

|   |     |         |      |    |   |  |  |  |
|---|-----|---------|------|----|---|--|--|--|
| 10%   | 2-4 | \$2,200 | 2053 | ** | 1 |  |  |  |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |         |      |    |   |  |  |  |
| <i>Location : Basement</i>                                      |     |         |      |    |   |  |  |  |

Thermoplastic

|     |  |  |      |    |   |  |  |  |
|-----|--|--|------|----|---|--|--|--|
| 90% |  |  | 2048 | ** | 1 |  |  |  |
|-----|--|--|------|----|---|--|--|--|

Motor Controllers

Locally Mounted

|     |  |  |      |          |   |       |  |  |
|-----|--|--|------|----------|---|-------|--|--|
| 50% |  |  | 2026 | \$35,100 | 5 | \$300 |  |  |
|-----|--|--|------|----------|---|-------|--|--|

Locally Mounted

|     |  |  |      |    |   |       |  |  |
|-----|--|--|------|----|---|-------|--|--|
| 50% |  |  | 2041 | ** | 5 | \$300 |  |  |
|-----|--|--|------|----|---|-------|--|--|

## Ground

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

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Ground                       |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | **                    | 5                  | \$1,300               |                 |
| Lighting                     |                   |   |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              |   |                       | 2033                      | **                    | 10                 | \$78,400              |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Floors</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Using T-8 Lamps</i>                                |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |   |                       | 2023                      |                       | 10                 | \$10,300              |                 |
| Exit, Service                | 50%               |   |                       | 2023                      |                       | 1                  | \$12,500              |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 100%              |   |                       | 2028                      |                       | 10                 | \$300                 |                 |
| Alarm                        |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 50%               |   |                       | 2033                      | **                    | 1                  | \$16,000              |                 |
| Generic                      | 50%               |   |                       | 2028                      |                       | 1                  | \$16,000              |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating                      |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Fuel Oil No 2                | 50%               | Now  | \$84,500              | 2058                      | **                    | 5                  | \$6,600               |                 |
|                              |                   | <i>Abandoned in Place, Extent : Severe, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Yard</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Buried Tank(s), Extent : Moderate, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Yard</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Oil Supply System</i>                              |                       |                           |                       |                    |                       |                 |
| Fuel Oil No 2                | 50%               |  |                       | 2028                      |                       | 5                  | \$13,200              |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Steam Boiler                 | 100%              | Now  | \$11,200              | 2033                      | **                    | 1                  | \$76,100              |                 |
|                              |                   | <i>Malfunctioning, Extent : Severe, Area Affected : 5%</i>       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Control System</i>                                 |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement</i>                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Boilers</i>                                   |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump            | 100%              |  |                       | 2038                      | **                    |                    |                       |                 |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler                  | 20%               |  |                       | 2028                      |                       | 1                  | \$10,600              |                 |
| Convactor/Radiator           | 20%               |  |                       | 2033                      | **                    | 1                  | \$5,500               |                 |
| Fan Coil Unit/Heat           | 60%               |  |                       | 2028                      |                       | 1                  | \$16,600              |                 |

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Estimates are rounded to the nearest hundred dollars.

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

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

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

| <b>Mechanical</b>         |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>  |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-----------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>   |                       |                       |                          |  |                |                       |                    |                       |
| Energy Source             |                       |                       |                          |  |                |                       |                    |                       |
|                           | Electricity           | 100%                  |                          |  | 2044           | **                    | 1                  |                       |
| Conversion Equipment      |                       |                       |                          |  |                |                       |                    |                       |
|                           | Window/Wall Unit      | 20%                   |                          |  | 2023           | \$36,100              | 1                  |                       |
|                           | No Component          | 80%                   |                          |  |                |                       |                    |                       |
| <b>Ventilation</b>        |                       |                       |                          |  |                |                       |                    |                       |
| Distribution              |                       |                       |                          |  |                |                       |                    |                       |
|                           | Ductwork/Diffusers    | 10%                   |                          |  | LIFE           | **                    | 2-5                | \$4,800               |
|                           | No Component          | 90%                   |                          |  |                |                       |                    |                       |
| Exhaust Fans              |                       |                       |                          |  |                |                       |                    |                       |
|                           | Interior              | 30%                   |                          |  | 2028           | \$92,500              | 2                  | \$800                 |
|                           | Roof                  | 70%                   |                          |  | 2038           | **                    | 2                  | \$1,800               |
|                           |                       |                       |                          | <i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>    |                |                       |                    |                       |
|                           |                       |                       |                          | <i>Location : Roof</i>   |                |                       |                    |                       |
| <b>Plumbing</b>           |                       |                       |                          |  |                |                       |                    |                       |
| H/C Water Piping          |                       |                       |                          |  |                |                       |                    |                       |
|                           | Galvanized Steel      | 100%                  |                          |  | 2033           | **                    | 1                  |                       |
| Water Heater              |                       |                       |                          |  |                |                       |                    |                       |
|                           | Gas Fired             | 85%                   | 0-2                      | \$44,900   | 2028           | \$44,900              | 2                  | \$800                 |
|                           |                       |                       |                          | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |                |                       |                    |                       |
|                           |                       |                       |                          | <i>Location : Basement Boiler Room</i>                           |                |                       |                    |                       |
|                           | Gas Fired             | 15%                   |                          |  | 2026           | \$7,900               | 2                  | \$200                 |
| HW Heat Exchanger         |                       |                       |                          |  |                |                       |                    |                       |
|                           | Steam Fired           | 100%                  |                          |  | 2038           | **                    | 4                  | \$12,700              |
| Sanitary Piping           |                       |                       |                          |  |                |                       |                    |                       |
|                           | Cast Iron             | 100%                  |                          |  | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping        |                       |                       |                          |  |                |                       |                    |                       |
|                           | Cast Iron             | 100%                  |                          |  | LIFE           | **                    | 1                  |                       |
| Sump Pump(s)              |                       |                       |                          |  |                |                       |                    |                       |
|                           | Submersible           | 100%                  |                          |  | 2022           | \$2,900               | 4                  | \$2,700               |
| Sewage Ejector(s)         |                       |                       |                          |  |                |                       |                    |                       |
|                           | Compressed Air        | 100%                  | 0-2                      | \$16,200   | 2058           | **                    | 4                  | \$900                 |
|                           |                       |                       |                          | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>   |                |                       |                    |                       |
|                           |                       |                       |                          | <i>Location : Basement</i>                                       |                |                       |                    |                       |
| Backflow Preventer        |                       |                       |                          |  |                |                       |                    |                       |
|                           | Generic               | 100%                  |                          |  | 2028           | \$22,000              | 1                  | \$5,200               |
| Fixtures                  |                       |                       |                          |  |                |                       |                    |                       |
|                           | Generic               | 100%                  |                          |  |                |                       |                    |                       |
| <b>Vertical Transport</b> |                       |                       |                          |  |                |                       |                    |                       |
| Elevators                 |                       |                       |                          |  |                |                       |                    |                       |
|                           | Geared Traction       | 100%                  |                          |  | LIFE           | **                    |                    |                       |
|                           |                       |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                |                       |                    |                       |
|                           |                       |                       |                          | <i>Location : Basement: First Floor</i>                          |                |                       |                    |                       |
|                           |                       |                       |                          | <i>Explanation : One Unit</i>                                    |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                       |                       |                          |  |                |                       |                    |                       |
| Standpipe                 |                       |                       |                          |  |                |                       |                    |                       |
|                           | Generic               | 100%                  |                          |  | 2048           | **                    | 1-5                | \$43,100              |

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$577,200             | \$947,100             |
| Interior Architecture | \$85,900              | \$970,100             |
| Electrical            | \$468,000             | \$1,156,600           |
| Mechanical            | \$1,027,600           | \$1,365,500           |
| Site Pavements        |                       | \$190,300             |
| <b>Total</b>          | <b>\$2,158,800</b>    | <b>\$4,629,600</b>    |
| Importance Code A     | \$577,200             | \$947,100             |
| Importance Code B     | \$1,495,600           | \$3,096,700           |
| Importance Code C     | \$85,900              | \$585,800             |
| <b>Total</b>          | <b>\$2,158,800</b>    | <b>\$4,629,600</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b>   | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| Exterior Architecture |                 | \$23,100         |                 |                 |
| Interior Architecture | \$26,100        | \$32,600         | \$9,500         | \$4,800         |
| Electrical            | \$2,700         | \$8,900          | \$2,000         | \$1,900         |
| Mechanical            | \$35,500        | \$46,200         | \$27,700        | \$21,800        |
| Site Pavements        | \$19,000        |                  |                 |                 |
| Elevators/Escalators  | \$7,900         | \$7,900          | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$118,700</b> | <b>\$47,100</b> | <b>\$36,500</b> |
| Importance Code A     | \$6,700         | \$30,000         | \$6,700         | \$6,700         |
| Importance Code B     | \$84,500        | \$88,700         | \$40,400        | \$29,800        |
| Importance Code C     |                 |                  |                 |                 |
| <b>Total</b>          | <b>\$91,200</b> | <b>\$118,700</b> | <b>\$47,100</b> | <b>\$36,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

| Architecture           |            | Current Repair    |  | Future Replacement |                | Maintenance |                | Priority |
|------------------------|------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior               |            |                   |  |                    |                |             |                |          |
| Exterior Walls         |            |                   |  |                    |                |             |                |          |
| Copper/Terne           | 10%        |                   |  | 2048               | **             | 10          | \$27,200       |          |
|                        |            |                   | <i>Deformed/Dented, Extent : Light, Area Affected : 5%</i>           |                    |                |             |                |          |
|                        |            |                   | <i>Location : Roof Penthouse</i>                                     |                    |                |             |                |          |
| Masonry: Brick         | 70%        |                   |  | LIFE               | **             | 5           | \$81,200       |          |
|                        |            |                   | <i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>          |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Masonry: Granite       | 5%         | 2-4               | \$80,700   | LIFE               | **             | 5           | \$4,400        |          |
|                        |            |                   | <i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>    |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Masonry: Limestone     | 15%        | 0-2               | \$496,500  | LIFE               | **             | 5           | \$13,100       |          |
|                        |            |                   | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
|                        |            |                   | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i> |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Windows                |            |                   |  |                    |                |             |                |          |
| Wood                   | 100%       |                   |  | 2036               | **             | 5           | \$229,400      |          |
| Parapets               |            |                   |  |                    |                |             |                |          |
| Masonry: Brick         | 85%        |                   |  | LIFE               | **             | 5           | \$17,200       |          |
|                        |            |                   | <i>Efflorescence, Extent : Light, Area Affected : 5%</i>             |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Masonry: Limestone     | 15%        |                   |  | LIFE               | **             | 5           | \$3,800        |          |
|                        |            |                   | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>  |                    |                |             |                |          |
|                        |            |                   | <i>Location : Throughout</i>   |                    |                |             |                |          |
| Roof                   |            |                   |  |                    |                |             |                |          |
| Clay Tile              | 25%        |                   |  | 2048               | **             | 10          | \$18,800       |          |
| Copper/Terne           | 5%         |                   |  | 2043               | **             | 10          | \$9,400        |          |
| Metal Panel            | 10%        |                   |  | 2033               | **             | 10          | \$13,800       |          |
|                        |            |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>    |                    |                |             |                |          |
|                        |            |                   | <i>Location : Cupola</i>   |                    |                |             |                |          |
|                        |            |                   | <i>Explanation : Painted Surface</i>                                 |                    |                |             |                |          |
| Modified Bitumen       | 50%        |                   |  | 2028               |                | 10          | \$37,500       |          |
| Skylight, Metal/Glass  | 10%        |                   |  | 2048               | **             | 10          | \$25,000       |          |
| Interior               |            |                   |  |                    |                |             |                |          |
| Floors                 |            |                   |  |                    |                |             |                |          |
| Carpet                 | 15%        |                   |  | 2027               |                | 3           | \$22,800       |          |
| Carpet                 | 5%         |                   |  | 2029               |                | 3           | \$7,600        |          |
| Cast in Place Concrete | 5%         |                   |  | LIFE               | **             | 5           | \$11,100       |          |
|                        |            |                   | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>     |                    |                |             |                |          |
|                        |            |                   | <i>Location : Boiler Room Basement</i>                               |                    |                |             |                |          |
| Mosaic Tile            | 10%        |                   |  | 2033               | **             | 5           | \$25,300       |          |
| Terrazzo               | 7%         |                   |  | LIFE               | **             | 5           | \$5,500        |          |
| Vinyl Tile             | 38%        |                   |  | 2028               |                | 3           | \$19,200       |          |
| Vinyl Tile             | 15%        |                   |  | 2033               | **             | 3           | \$5,700        |          |
| Wood                   | 5%         |                   |  | 2056               | **             | 5           | \$9,500        |          |

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

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 3%                |                          |                       | 2031                      | \$322,400             | 5                  | \$9,900               |                 |
| Gypsum Board   | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$49,700              |                 |
| Plaster  | 55%               | 2-4                      | \$85,900              | LIFE                      | **                    | 5                  | \$54,600              |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| SGFT/Glazed Masonry  | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Wood   | 12%               |                          |                       | LIFE                      | **                    | 5                  | \$159,000             |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileConcealSpLn   | 15%               |                          |                       | 2033                      | **                    | 5                  | \$19,300              |                 |
| AcousTileSusp.Lay-In   | 15%               |                          |                       | 2033                      | **                    | 5                  | \$15,500              |                 |
| AcousTileSusp.Lay-In   | 20%               |                          |                       | 2041                      | **                    | 5                  | \$20,600              |                 |
| Embossed Metal   | 5%                | Now                      | \$21,300              | LIFE                      | **                    | 5                  | \$2,300               |                 |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Glass: Susp Panels   | 5%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Plaster  | 25%               |                          |                       | LIFE                      | **                    | 5                  | \$16,100              |                 |
| Plaster  | 15%               |                          |                       | LIFE                      | **                    | 5                  | \$9,700               |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link   | 80%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Of Buiding</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket  | 20%               |                          |                       | 2063                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 85%               |                          |                       | 2041                      | **                    |                    |                       |                 |
| Pavers/Stone   | 15%               | 2-4                      | \$19,000              | 2031                      | \$190,300             |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Stair</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Slate In Front Of Building</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

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

| <b>Electrical</b>      |                          | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|------------------------|--------------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>          | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b> |                          |                       |   |                           |                |                       |                    |                       |
|                        | Service Equipment        |                       |   |                           |                |                       |                    |                       |
|                        | Fused Disc Sw            | 100%                  |   |                           | 2028           | \$24,500              | 5                  | \$300                 |
|                        |                          |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Electrical Room</i>                                 |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : Main Service Protector Rated At 1600 Amperes</i> |                           |                |                       |                    |                       |
|                        | Switchgear / Switchboard |                       |   |                           |                |                       |                    |                       |
|                        | Fused Disc Sw            | 100%                  |   |                           | 2028           | \$143,700             | 5                  | \$300                 |
|                        | Raceway                  |                       |   |                           |                |                       |                    |                       |
|                        | Conduit                  | 90%                   |   |                           | 2028           | \$104,800             | 1                  |                       |
|                        | Conduit                  | 10%                   |   |                           | 2048           | **                    | 1                  |                       |
|                        | Panelboards              |                       |   |                           |                |                       |                    |                       |
|                        | Molded Case Bkrs         | 90%                   |   |                           | 2027           | \$71,200              | 5                  | \$1,600               |
|                        | Molded Case Bkrs         | 10%                   |   |                           | 2044           | **                    | 5                  | \$200                 |
|                        | Wiring                   |                       |   |                           |                |                       |                    |                       |
|                        | Braided Cloth            | 50%                   | 2-4   | \$90,400                  | 2053           | **                    | 1                  |                       |
|                        |                          |                       | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Throughout The Building</i>                         |                           |                |                       |                    |                       |
|                        | Thermoplastic            | 40%                   |   |                           | 2028           | \$72,300              | 1                  |                       |
|                        | Thermoplastic            | 10%                   |   |                           | 2048           | **                    | 1                  |                       |
|                        | Motor Controllers        |                       |   |                           |                |                       |                    |                       |
|                        | Locally Mounted          | 25%                   |   |                           | 2026           | \$38,500              | 5                  | \$100                 |
|                        | Locally Mounted          | 75%                   |   |                           | 2041           | **                    | 5                  | \$300                 |
| <b>Ground</b>          |                          |                       |   |                           |                |                       |                    |                       |
|                        | Grounding Devices        |                       |   |                           |                |                       |                    |                       |
|                        | Generic                  | 100%                  |   |                           | LIFE           | **                    | 5                  | \$1,000               |
|                        |                          |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Basement</i>  |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : Connected To Main Water Pipe</i>                 |                           |                |                       |                    |                       |
| <b>Lighting</b>        |                          |                       |   |                           |                |                       |                    |                       |
|                        | Interior Lighting        |                       |   |                           |                |                       |                    |                       |
|                        | Fluorescent              | 10%                   |   |                           | 2033           | **                    | 10                 | \$6,200               |
|                        |                          |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Court Reporter Offices</i>                          |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : T-8 Lamp</i>                                     |                           |                |                       |                    |                       |
|                        | Fluorescent              | 40%                   |   |                           | 2028           | \$522,600             | 10                 | \$24,800              |
|                        |                          |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Throughout The Building</i>                         |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : T-12 Lamps</i>                                   |                           |                |                       |                    |                       |
|                        | HID                      | 40%                   |   |                           | 2028           | \$77,800              | 10                 | \$900                 |
|                        |                          |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : Court Rooms</i>                                     |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : Halogen Lamps</i>                                |                           |                |                       |                    |                       |
|                        | Incandescent             | 10%                   |   |                           | 2023           | \$130,700             | 2                  | \$200                 |
|                        |                          |                       | <i>Other Observation, Extent : Light, Area Affected : 70%</i>     |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Location : 3rd Floor Court Room</i>                            |                           |                |                       |                    |                       |
|                        |                          |                       | <i>Explanation : Around Perimeter Of Skylight</i>                 |                           |                |                       |                    |                       |

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

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2028                      | \$53,600              | 10                 | \$8,200               |                 |
| Exit, Service                | 50%               |  |                       | 2028                      | \$13,200              | 1                  |                       |                 |
| Exterior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| HID                          | 30%               |  |                       | 2033                      | **                    | 10                 | \$100                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Roof Perimeter</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-3 Halogen Lamps</i>   |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |  |                       | 2028                      | \$72,100              | 1                  | \$7,600               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>   |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 30%               |  |                       | 2023                      | \$246,900             | 1-3                | \$12,500              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways And Mechanical Rooms</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i> |                       |                           |                       |                    |                       |                 |
| <b>Mechanical</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |  |                       | 2038                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Steam Boiler                 | 100%              |  |                       | 2033                      | **                    | 1                  | \$66,900              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement Boiler Room</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Low Pressure Steam Units</i>  |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump            | 98%               |  |                       | 2038                      | **                    |                    |                       |                 |
| Steam Piping/Pump            | 2%                | 0-2  | \$100                 | 2038                      | **                    |                    |                       |                 |
|                              |                   | <i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>                               |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Boiler Room</i>  |                       |                           |                       |                    |                       |                 |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler                  | 60%               |  |                       | 2023                      | \$628,000             | 1                  | \$25,100              |                 |
| Convactor/Radiator           | 40%               |  |                       | 2041                      | **                    | 1                  | \$8,700               |                 |
| <b>Air Conditioning</b>      |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Electricity                  | 100%              |  |                       | 2036                      | **                    | 1                  |                       |                 |

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

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Centrifugal, Elec Chiller   | 50%        |                   |                | 2031               | \$421,200      | 1           | \$36,600       |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Mechanical Room</i>                        |            |                   |                |                    |                |             |                |          |
| Interior Pkg Unit - Cooling                                       | 15%        |                   |                | 2026               | \$417,500      | 2           | \$600          |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Attic</i>   |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit  | 10%        |                   |                | 2023               | \$15,500       | 1           |                |          |
| No Component  | 25%        |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump  | 50%        |                   |                | 2038               | **             | 4           | \$2,500        |          |
| No Component  | 50%        |                   |                |                    |                |             |                |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht   | 50%        |                   |                | 2023               | \$313,100      | 1           | \$20,900       |          |
| No Component  | 50%        |                   |                |                    |                |             |                |          |
| Heat Rejection  |            |                   |                |                    |                |             |                |          |
| Evaporative Condenser   | 50%        |                   |                | 2023               | \$86,500       | 2           | \$23,500       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Mechanical Room</i>                       |            |                   |                |                    |                |             |                |          |
| No Component  | 50%        |                   |                |                    |                |             |                |          |
| Ventilation   |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$37,700       |          |
| Exhaust Fans  |            |                   |                |                    |                |             |                |          |
| Interior  | 100%       |                   |                | 2028               | \$264,800      | 2           | \$2,100        |          |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| H/C Water Piping  |            |                   |                |                    |                |             |                |          |
| Brass/Copper  | 70%        |                   |                | 2038               | **             | 1           |                |          |
| Galvanized Steel  | 30%        |                   |                | 2026               | \$98,000       | 1           |                |          |
| Water Heater  |            |                   |                |                    |                |             |                |          |
| Gas Fired   | 100%       | Now               | \$13,600       | 2028               | \$45,400       | 2           | \$800          |          |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 30 Gallons Water Heater</i>                      |            |                   |                |                    |                |             |                |          |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |          |
| Steam Fired   | 100%       |                   |                | 2028               | \$118,500      | 4           | \$6,700        |          |
| <i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 250 Gallons</i>                                  |            |                   |                |                    |                |             |                |          |
| Sanitary Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron   | 100%       |                   |                | LIFE               | **             | 1           |                |          |

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Storm Drain Piping<br>Cast Iron                                | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)<br>Submersible                                    | 100%              |                          |                       | 2022                      | \$2,500               | 4                  | \$2,100               |                 |
| Backflow Preventer<br>No Component<br>Generic                  | 90%<br>10%        |                          |                       | 2028                      | \$1,900               | 1                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : For Standpipe Only</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Elevators<br>Geared Traction                                   | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement To 4th Floor</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Standpipe<br>Generic   | 100%              |                          |                       | 2048                      | **                    | 1-5                | \$34,100              |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**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-Oct-2019      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,9  
**Block** : 166      **Lot** : 27      **BIN** : 1001830

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,991,600           | \$1,388,200           |
| Interior Architecture | \$2,191,800           | \$4,495,700           |
| Electrical            | \$986,600             | \$3,288,500           |
| Mechanical            | \$2,627,000           | \$7,361,700           |
| Site Pavements        | \$61,500              |                       |
| <b>Total</b>          | <b>\$11,858,600</b>   | <b>\$16,534,100</b>   |
| Importance Code A     | \$5,991,600           | \$1,724,300           |
| Importance Code B     | \$5,081,100           | \$14,475,500          |
| Importance Code C     | \$785,900             | \$334,300             |
| <b>Total</b>          | <b>\$11,858,600</b>   | <b>\$16,534,100</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$5,200          |                  |                  |                  |
| Interior Architecture | \$133,300        |                  | \$24,800         | \$113,800        |
| Electrical            | \$103,300        | \$99,000         | \$82,900         | \$70,000         |
| Mechanical            | \$103,000        | \$70,300         | \$60,900         | \$35,000         |
| Site Pavements        | \$14,200         |                  |                  |                  |
| Elevators/Escalators  | \$88,800         | \$88,800         | \$88,800         | \$88,800         |
| <b>Total</b>          | <b>\$447,800</b> | <b>\$258,100</b> | <b>\$257,400</b> | <b>\$307,600</b> |
| Importance Code A     | \$22,000         |                  |                  |                  |
| Importance Code B     | \$336,800        | \$258,100        | \$232,600        | \$307,600        |
| Importance Code C     | \$89,000         |                  | \$24,800         |                  |
| <b>Total</b>          | <b>\$447,800</b> | <b>\$258,100</b> | <b>\$257,400</b> | <b>\$307,600</b> |



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

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 2%         |                   |                | LIFE               | **             | 10          | \$164,000      |          |
| Copper/Terne  | 3%         |                   |                | 2051               | **             | 10          | \$36,900       |          |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5           | \$472,200      |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Courtyards</i>                                 |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 40%        |                   |                | LIFE               | **             | 5           | \$314,800      |          |
| Masonry: Granite  | 10%        | Now               | \$672,300      | LIFE               | **             | 5           | \$39,400       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse And Window Sills</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Sills In Courtyard And Penthouse</i>             |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 60%        | 4+                | \$790,000      | 2039               | **             | 5           | \$130,500      |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 2%         | Now               | \$45,000       | 2046               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : North Elevation At Grade Level</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : North Elevation At Grade Level</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Louvers Are Missing</i>                              |            |                   |                |                    |                |             |                |          |
| Steel   | 38%        | Now               | \$1,497,200    | 2056               | **             | 5           | \$165,300      |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyards</i>  |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyards</i>  |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Windows</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtyard Windows</i>                                   |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 10%        | Now               | \$5,200        | 2051               | **             | 5           | \$6,800        |          |
| <i>Open Joints, Extent : Moderate, Area Affected : 2%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Covered With Tar</i>                                 |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 45%        |                   |                | LIFE               | **             | 5-10        | \$86,500       |          |
| Masonry: Granite  | 35%        |                   |                | LIFE               | **             | 5-10        | \$135,900      |          |
| Masonry: Granite  | 10%        |                   |                | LIFE               | **             | 5-10        | \$38,800       |          |

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

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

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority  |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| Exterior   |            |                   |                |                    |                |             |                |           |
| Roof   |            |                   |                |                    |                |             |                |           |
| Built-Up (BUR)   | 80%        | Now               | \$2,134,800    | 2041               |                | **          |                |           |
| <i>Blisters, Extent : Moderate, Area Affected : 25%</i>            |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 9th Floor</i>                                   |            |                   |                |                    |                |             |                |           |
| <i>Debris Present, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 9th Floor</i>                                   |            |                   |                |                    |                |             |                |           |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>         |            |                   |                |                    |                |             |                |           |
| <i>Location : Over 9th Floor</i>                                   |            |                   |                |                    |                |             |                |           |
| Single Ply Membrane  | 20%        | Now               | \$62,300       | 2031               | \$622,600      |             |                |           |
| <i>Adhesion Failure, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |           |
| <i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |           |
| <i>Location : Lower Roof On West Side Of Building</i>              |            |                   |                |                    |                |             |                |           |
| Soffits  |            |                   |                |                    |                |             |                |           |
| Cast Stone/Terra Cotta   | 100%       |                   |                | LIFE               |                | **          | 5              |           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |           |
| <i>Location : Car Ramp Ceiling Soffit</i>                          |            |                   |                |                    |                |             |                |           |
| <i>Explanation : This Is Actually Guastavino Terracotta Tile</i>   |            |                   |                |                    |                |             |                |           |
| Interior   |            |                   |                |                    |                |             |                |           |
| Floors   |            |                   |                |                    |                |             |                |           |
| Carpet   | 7%         | 0-2               | \$16,300       | 2032               |                | **          | 3              | \$88,500  |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |           |
| <i>Location : Second Floor</i>                                     |            |                   |                |                    |                |             |                |           |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>          |            |                   |                |                    |                |             |                |           |
| <i>Location : Second Floor</i>                                     |            |                   |                |                    |                |             |                |           |
| Cast in Place Concrete   | 20%        |                   |                | LIFE               |                | **          | 5              | \$737,700 |
| Ceramic Tile   | 5%         |                   |                | 2040               |                | **          | 5              | \$42,200  |
| Mosaic Tile  | 2%         |                   |                | 2036               |                | **          | 5              | \$42,200  |
| Marble Panels  | 6%         |                   |                | LIFE               |                | **          | 5              | \$75,900  |
| Vinyl Tile   | 40%        |                   |                | 2031               | \$3,106,500    |             | 3              | \$168,600 |
| Vinyl Tile 9" X 9"   | 20%        | Now               | \$201,200      | 2041               |                | **          | 3              | \$63,200  |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>         |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout Corridors</i>                             |            |                   |                |                    |                |             |                |           |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$49,500       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$74,300       |          |
| Gypsum Board  | 30%        |                   |                | LIFE               | **             | 5-10        | \$505,200      |          |
| Masonry: Brick  | 8%         |                   |                | LIFE               | **             | 10          | \$23,800       |          |
| Metal Panel   | 7%         |                   |                | LIFE               | **             | 10          | \$31,200       |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$19,800       |          |
| Plaster   | 10%        | Now               | \$258,300      | LIFE               | **             | 5           | \$29,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Electrical Room On 9th Floor</i>                      |            |                   |                |                    |                |             |                |          |
| Plaster   | 30%        |                   |                | LIFE               | **             | 5-10        | \$252,600      |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered   | 20%        |                   |                | 2036               | **             | 5           | \$168,600      |          |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2044               | **             | 5           | \$168,600      |          |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5-10        | \$434,700      |          |
| Plaster   | 32%        |                   |                | LIFE               | **             | 5-10        | \$463,700      |          |
| Plaster   | 8%         | Now               | \$95,900       | LIFE               | **             | 5           | \$42,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 9th Floor Electrical Room</i>                         |            |                   |                |                    |                |             |                |          |
| Plaster   | 5%         |                   |                | LIFE               | **             | 5-10        | \$72,400       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%        |                   |                | 2041               | **             |             |                |          |
| Masonry: Fieldstone   | 10%        |                   |                | 2041               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Areaway Coping Stones</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually Granite</i>                       |            |                   |                |                    |                |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 75%               | 0-2                      | \$61,500              | 2036                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Baxter Street</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Baxter Street</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Baxter Street</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Under Construction  | 25%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Worth Street</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Impacted Sidewalks From Ongoing Adjacent Road Work</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 50%               |                          |                       | 2036                      |                       | **                 |                       |                 |
| Masonry: Granite  | 50%               | Now                      | \$9,000               | LIFE                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entry Stairs</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 0-2                      | \$5,200               | 2036                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Courtyard Parking</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2051                      |                       | **                 | 5                     | \$2,600         |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Main Services (Low Voltage Power Breakers) Rated At 4,000 Amperes Each</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2048                      |                       | **                 | 5                     | \$1,800         |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Six 75 Kilovolt-ampere, 208/120 Volts</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2051                      |                       | **                 | 5                     | \$2,600         |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 70%               |                          |                       | 2031                      | \$717,200             |                    | 1                     |                 |
| Conduit   | 30%               |                          |                       | 2051                      |                       | **                 | 1                     |                 |

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

| <b>Electrical</b>   |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Panelboards</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw            | 5%                    |                          |                           | 2053           | **                    | 5                  | \$600                 |
|   | Molded Case Bkrs         | 95%                   |                          |                           | 2053           | **                    | 5                  | \$12,500              |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 9th Floor Electrical Room</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : The 9th Floor Electrical Closet Has A Water Leak That May Cause Severe Problems To The Building Electrical System.</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Wiring</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Braided Cloth            | 60%                   | 2-4                      | \$950,000                 | 2056           | **                    | 1                  |                       |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Thermoplastic            | 40%                   |                          |                           | 2057           | **                    | 1                  |                       |
| <b>Motor Controllers</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Locally Mounted          | 20%                   |                          |                           | 2029           | \$6,400               | 5                  | \$700                 |
|   | Locally Mounted          | 70%                   |                          |                           | 2044           | **                    | 5                  | \$2,400               |
|   | Variable Frequency Drive | 10%                   |                          |                           | 2044           | **                    |                    |                       |
| <b>Ground</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Generic                  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$14,700              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : New Grounding System Was Installed In 2019.</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Stand-by Power</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Automatic                | 100%                  |                          |                           | 2044           | **                    | 1                  | \$153,800             |
| <b>Generators</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Diesel                   | 100%                  |                          |                           | 2040           | **                    | 1                  | \$193,600             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Roof</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Emergency Generator Rated At 1,500 Kilowatts</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|   | Lead/Acid                | 100%                  |                          |                           | 2025           | \$1,600               | 5                  | \$18,500              |
| <b>Fuel Storage</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Day Tank                 | 50%                   |                          |                           | 2053           | **                    | 5                  | \$46,400              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Roof Enclosure</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 330 Gallons Rated Capacity</i>   |                          |                       |                          |                           |                |                       |                    |                       |
|   | Main Tank                | 50%                   |                          |                           | 2059           | **                    | 5                  | \$7,300               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 10,000 Gallons Rated Capacity</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>   |                          |                       |                          |                           |                |                       |                    |                       |

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

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 4%                |                          |                       | 2026                      | \$123,400             | 10                 | \$18,300              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 90%               |                          |                       | 2036                      | **                    | 10                 | \$412,700             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2031                      | \$154,300             | 10                 | \$22,900              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Staircase And Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 1%                |                          |                       | 2039                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 25%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Emergency, Battery   | 25%               |                          |                       | 2036                      | **                    | 10                 | \$30,200              |                 |
| Exit, Battery  | 50%               |                          |                       | 2036                      | **                    | 10                 | \$16,900              |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 80%               |                          |                       | 2026                      | \$1,389,100           | 10                 | \$36,600              |                 |
| Fluorescent  | 19%               |                          |                       | 2036                      | **                    | 10                 | \$8,700               |                 |
| LED  | 1%                |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2031                      | \$491,700             | 1                  | \$56,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Other Public Spaces</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 100%              |                          |                       | 2039                      | **                    | 1-3                | \$308,100             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Alarm Bells, Smoke Detectors, Strobe Lights, Horns And Manual Pull Stations</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Utility Steam  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Steam Room</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam From Con Edison</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |

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

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Heating   |            |                   |                |                    |                |             |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Pres. Reducing Valve/LP Steam   | 100%       | 0-2               | \$16,800       | 2027               | \$336,000      | 5           | \$14,800       |          |
| <i>Controller Not Working, Extent : Severe, Area Affected : 100%</i><br><i>Location : Pressure Reducing Valves In Basement</i><br><i>Other Observation, Extent : Light, Area Affected : 5%</i><br><i>Location : Sub-basement Pressure Reducing Valve Room</i><br><i>Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room</i>  |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump   | 5%         |                   |                | 2039               | **             | 4           | \$1,800        |          |
| Steam Piping/Pump   | 95%        | Now               | \$106,600      | 2031               | \$2,131,400    |             |                |          |
| <i>Not in Service, Extent : Severe, Area Affected : 20%</i><br><i>Location : Vacuum Pump</i>  |            |                   |                |                    |                |             |                |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Air Handler   | 5%         |                   |                | 2036               | **             | 1           | \$15,500       |          |
| Convactor/Radiator  | 90%        | Now               | \$48,900       | 2029               | \$2,444,700    | 1           | \$130,800      |          |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : Throughout</i><br><i>Recent Installation, Extent : Light, Area Affected : 100%</i><br><i>Location : Throughout, Newly Installed Steam Traps And Danfoss Valves</i><br><i>Other Observation, Extent : Light, Area Affected : 30%</i><br><i>Location : Sub-basement</i><br><i>Explanation : Controls Not Working</i> |            |                   |                |                    |                |             |                |          |
| Fan Coil Unit/Heat  | 5%         |                   |                | 2036               | **             | 1           | \$8,100        |          |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Energy Source   |            |                   |                |                    |                |             |                |          |
| Electricity   | 100%       |                   |                | 2047               | **             | 1           |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller   | 5%         |                   |                | 2026               | \$215,300      | 1           | \$11,600       |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i><br><i>Location : Lower Roof, For Marriage Bureau</i>  |            |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller   | 5%         |                   |                | 2031               | \$215,300      | 1           | \$11,600       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Explanation : Serves Print Shop.</i>   |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling   | 10%        |                   |                | 2036               | **             | 2           | \$3,100        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof</i><br><i>Explanation : Serves 8th Floor</i>   |            |                   |                |                    |                |             |                |          |
| Split Unit  | 10%        |                   |                | 2036               | **             |             |                |          |
| Window/Wall Unit  | 70%        |                   |                | 2026               | \$740,100      | 1           |                |          |

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

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

| Mechanical       |                               | Current Repair |                   | Future Replacement  |         | Maintenance    |             | Priority       |
|------------------|-------------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|
| System           | Component Type                | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Air Conditioning |                               |                |                   |   |         |                |             |                |
| Distribution     |                               |                |                   |   |         |                |             |                |
|                  | CW & CHW Wtr Pipe/Pump        | 5%             |                   |   | 2051    | **             | 4           | \$1,800        |
|                  | No Component                  | 95%            |                   |   |         |                |             |                |
| Terminal Devices |                               |                |                   |   |         |                |             |                |
|                  | Air Handler/Cool/Ht           | 5%             |                   |   | 2036    | **             | 1           | \$15,500       |
|                  |                               |                |                   | <i>Other Observation, Extent : Light, Area Affected : 5%</i>                          |         |                |             |                |
|                  |                               |                |                   | <i>Location : Marriage Bureau</i>   |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : For Marriage Bureau</i>  |         |                |             |                |
|                  | No Component                  | 95%            |                   |   |         |                |             |                |
| Heat Rejection   |                               |                |                   |   |         |                |             |                |
|                  | Air Cooled Condenser Unit     | 15%            |                   |   | 2036    | **             | 2           | \$52,200       |
|                  | No Component                  | 85%            |                   |   |         |                |             |                |
|                  |                               |                |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                          |         |                |             |                |
|                  |                               |                |                   | <i>Location : Roof</i>  |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : Cooling Tower Abandon In Place</i>                                   |         |                |             |                |
| Ventilation      |                               |                |                   |   |         |                |             |                |
| Distribution     |                               |                |                   |   |         |                |             |                |
|                  | Ductwork/Diffusers            | 40%            |                   |   | LIFE    | **             | 2-5         | \$176,600      |
|                  | No Component                  | 60%            |                   |   |         |                |             |                |
| Exhaust Fans     |                               |                |                   |   |         |                |             |                |
|                  | Roof                          | 10%            | Now               | \$16,800  | 2026    | \$84,200       | 2           | \$1,200        |
|                  |                               |                |                   | <i>Other Observation, Extent : Severe, Area Affected : 20%</i>                        |         |                |             |                |
|                  |                               |                |                   | <i>Location : Roof</i>  |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : Fans Not Connected To Power Or Motors.</i>                           |         |                |             |                |
|                  | No Component                  | 15%            |                   |   |         |                |             |                |
|                  |                               |                |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                          |         |                |             |                |
|                  |                               |                |                   | <i>Location : Basement Print Shop And Basement Electrical Equipment Rooms</i>         |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i> |         |                |             |                |
|                  | No Component                  | 75%            |                   |   |         |                |             |                |
|                  |                               |                |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                          |         |                |             |                |
|                  |                               |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : No Mechanical Ventilation</i>  |         |                |             |                |
| Plumbing         |                               |                |                   |   |         |                |             |                |
| H/C Water Piping |                               |                |                   |   |         |                |             |                |
|                  | Brass/Copper                  | 10%            |                   |   | 2051    | **             | 1           |                |
|                  | Galvanized Steel              | 90%            | Now               | \$1,202,200   | 2036    | **             | 1           |                |
|                  |                               |                |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                      |         |                |             |                |
|                  |                               |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|                  |                               |                |                   | <i>Pump(s) Malfunctioning, Extent : Severe, Area Affected : 20%</i>                   |         |                |             |                |
|                  |                               |                |                   | <i>Location : 1 Of 2 Pumps Is Not Operational In The Sub-basement.</i>                |         |                |             |                |
|                  |                               |                |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                       |         |                |             |                |
|                  |                               |                |                   | <i>Location : Roof</i>  |         |                |             |                |
|                  |                               |                |                   | <i>Explanation : House Tank Serving Domestic And Stand Pipe Needs To Be Replaced</i>  |         |                |             |                |
|                  | HW Heat Exchanger Steam Fired | 100%           |                   |   | 2031    | \$808,000      | 4           | \$74,200       |

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

## LOUIS LEFKOWITZ BLDG.

Asset # : 13877

| Mechanical         |                    | Current Repair |                   | Future Replacement   |         | Maintenance    |             | Priority       |
|--------------------|--------------------|----------------|-------------------|--|---------|----------------|-------------|----------------|
| System             | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Plumbing           |                    |                |                   |  |         |                |             |                |
|                    | Sanitary Piping    |                |                   |  |         |                |             |                |
|                    | Cast Iron          | 100%           | 2-4               | \$1,114,000  | LIFE    | **             | 1           |                |
|                    |                    |                |                   | <i>Blockage /Clogged, Extent : Severe, Area Affected : 30%</i>   |         |                |             |                |
|                    |                    |                |                   | <i>Location : Bathrooms Throughout</i>                           |         |                |             |                |
|                    |                    |                |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |         |                |             |                |
|                    |                    |                |                   | <i>Location : Throughout</i>                                     |         |                |             |                |
|                    | Storm Drain Piping |                |                   |  |         |                |             |                |
|                    | Cast Iron          | 100%           | Now               | \$105,700  | LIFE    | **             | 1           |                |
|                    |                    |                |                   | <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>        |         |                |             |                |
|                    |                    |                |                   | <i>Location : Balconies Causing Flooding In Basement</i>         |         |                |             |                |
|                    |                    |                |                   | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i> |         |                |             |                |
|                    |                    |                |                   | <i>Location : Throughout</i>                                     |         |                |             |                |
|                    | Sump Pump(s)       |                |                   |  |         |                |             |                |
|                    | Non-Submersible    | 100%           | Now               | \$23,200   | 2026    | \$77,400       | 4           | \$10,600       |
|                    |                    |                |                   | <i>Broken, Extent : Severe, Area Affected : 20%</i>              |         |                |             |                |
|                    |                    |                |                   | <i>Location : 1 Of 3 Pumps In Sub-basement</i>                   |         |                |             |                |
|                    | Backflow Preventer |                |                   |  |         |                |             |                |
|                    | Generic            | 100%           |                   |  | 2031    | \$128,900      | 1           | \$30,600       |
|                    | Fixtures           |                |                   |  |         |                |             |                |
|                    | Generic            | 100%           |                   |  |         |                |             |                |
| Vertical Transport |                    |                |                   |  |         |                |             |                |
|                    | Elevators          |                |                   |  |         |                |             |                |
|                    | Geared Traction    | 100%           |                   |  | LIFE    | **             |             |                |
|                    |                    |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |         |                |             |                |
|                    |                    |                |                   | <i>Location : Basement To 9th Floor</i>                          |         |                |             |                |
|                    |                    |                |                   | <i>Explanation : 10 Units - 2 Freight, 8 Passenger</i>           |         |                |             |                |
| Fire Suppression   |                    |                |                   |  |         |                |             |                |
|                    | Standpipe          |                |                   |  |         |                |             |                |
|                    | Generic            | 100%           |                   |  | 2041    | **             | 1-5         | \$252,100      |
|                    | Sprinkler          |                |                   |  |         |                |             |                |
|                    | No Component       | 90%            |                   |  |         |                |             |                |
|                    | Generic            | 10%            |                   |  | 2041    | **             | 1-2         | \$14,000       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$980,000             | \$460,700             |
| Interior Architecture | \$5,172,800           | \$5,664,700           |
| Electrical            | \$511,600             | \$725,600             |
| Mechanical            | \$10,608,000          | \$14,796,000          |
| <b>Total</b>          | <b>\$17,272,400</b>   | <b>\$21,647,000</b>   |
| Importance Code A     | \$980,000             | \$764,000             |
| Importance Code B     | \$16,292,400          | \$18,868,600          |
| Importance Code C     |                       | \$2,014,400           |
| <b>Total</b>          | <b>\$17,272,400</b>   | <b>\$21,647,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$18,500         | \$32,400         |                  |                  |
| Interior Architecture |                  | \$29,600         |                  | \$25,300         |
| Electrical            | \$64,400         | \$67,200         | \$86,600         | \$54,100         |
| Mechanical            | \$268,500        | \$130,800        | \$261,300        | \$122,400        |
| Elevators/Escalators  | \$141,100        | \$141,100        | \$141,100        | \$141,100        |
| <b>Total</b>          | <b>\$492,500</b> | <b>\$401,000</b> | <b>\$489,000</b> | <b>\$343,000</b> |
| Importance Code A     | \$18,500         | \$33,400         |                  |                  |
| Importance Code B     | \$474,000        | \$367,700        | \$489,000        | \$343,000        |
| Importance Code C     |                  |                  |                  |                  |
| <b>Total</b>          | <b>\$492,500</b> | <b>\$401,000</b> | <b>\$489,000</b> | <b>\$343,000</b> |



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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 11%        | Now               | \$246,600      | LIFE               | **             | 5           | \$37,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Glazed Brick, Portion Of Masonry Covered With Single-Ply Roof Material To Prevent Water Penetration.</i> |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 45%        | Now               | \$365,400      | LIFE               | **             | 5           | \$115,700      |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 1%         |                   |                | LIFE               | **             | 5           | \$2,600        |          |
| Metal/Glass Curt Wall   | 35%        |                   |                | LIFE               | **             | 5           | \$225,100      |          |
| Metal Coiling Doors   | 1%         | 0-2               | \$4,200        | 2033               | **             | 5           | \$5,400        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Frame</i>   |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 2%         | 2-4               | \$65,600       | LIFE               | **             | 5           | \$5,100        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Ground Floor Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Window Wall   | 5%         |                   |                | 2048               | **             | 5           | \$64,300       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 95%        |                   |                | 2036               | **             | 5           | \$79,600       |          |
| Metal Louvers   | 5%         |                   |                | 2037               | **             | 10          | \$26,200       |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 47%        | Now               | \$49,200       | LIFE               | **             | 5           | \$2,000        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 50%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Glazed Brick. Portions Covered With Single-Ply Roofing Material To Prevent Water Penetration.</i>        |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 5%         | Now               | \$14,200       | LIFE               | **             | 5           | \$300          |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 3%         |                   |                | 2048               | **             | 5           | \$500          |          |
| Panel: Limestone  | 45%        |                   |                | LIFE               | **             | 5           | \$2,100        |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%       | 4+                | \$253,200      | 2033               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : At Vents And Drains</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Corners</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 100%       |                   |                | 2041               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$73,900       |          |
| Ceramic Tile  | 5%         |                   |                | 2031               | \$709,200      | 5           | \$33,800       |          |
| Terrazzo  | 25%        |                   |                | LIFE               | **             | 5           | \$131,900      |          |
| Vinyl Tile  | 35%        |                   |                | 2023               | \$2,177,900    | 3           | \$88,700       |          |
| Vinyl Tile 9" X 9"  | 30%        | 4+                | \$241,800      | 2023               | \$2,418,400    | 3           | \$76,000       |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 4%         |                   |                | 2031               | \$1,040,300    | 5           | \$34,800       |          |
| Mosaic Tile   | 1%         |                   |                | LIFE               | **             |             |                |          |
| Marble Panels   | 20%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 40%        |                   |                | LIFE               | **             | 5           | \$104,400      |          |
| SGFT/Glazed Masonry   | 10%        |                   |                | LIFE               | **             |             |                |          |
| Wood  | 25%        |                   |                | LIFE               | **             | 5           | \$869,800      |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 40%        | 0-2               | \$236,800      | 2026               | \$2,368,000    | 5           | \$168,900      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Rooms 1121, 1127</i>                                    |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 15%        |                   |                | 2033               | **             | 5           | \$101,300      |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Exposed Concrete  | 10%        | Now               | \$47,100       | LIFE               | **             | 5           | \$10,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Parking Garage</i>                                      |            |                   |                |                    |                |             |                |          |
| Plaster   | 35%        |                   |                | LIFE               | **             | 5           | \$147,800      |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |

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

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link  | 25%               |                          |                       | 2048                      | **                    |                    |                       |                 |
| Iron Picket   | 75%               |                          |                       | 2048                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |
| On-Site Walkways  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 100%              |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$1,900               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- Main Service And 1- Bus Tie Disconnet Switches Rated At 4,000 Amperes Each</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2041                      | **                    | 5                  | \$1,700               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5- 30 Kilovolt-ampere 208/120 Volts, 6-65 Kilovolt-ampere 208/240 Volts And 4-40 Kilovolt-ampere 208/240 Volts</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$2,300               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Low Voltage Power Circuit Breaker</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 20%               |                          |                       | 2028                      | \$126,800             | 1                  |                       |                 |
| Conduit   | 80%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2044                      | **                    | 5                  | \$500                 |                 |
| Molded Case Bkrs  | 5%                |                          |                       | 2027                      | \$29,200              | 5                  | \$600                 |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2044                      | **                    | 5                  | \$10,700              |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 10%               | 2-4                      | \$97,700              | 2053                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 90%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 5%                |                          |                       | 2041                      | **                    | 5                  | \$200                 |                 |
| Motor Control Center   | 5%                |                          |                       | 2026                      | \$57,600              | 5                  | \$600                 |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Machinery Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Control Center   | 90%               |                          |                       | 2041                      | **                    | 5                  | \$11,100              |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$6,600               |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2041                      | **                    | 1                  | \$138,900             |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2037                      | **                    | 1                  | \$174,800             |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1250 Kilowatt Genset</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid  | 100%              |                          |                       | 2022                      | \$1,600               | 5                  | \$16,700              |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 50%               |                          |                       | 2044                      | **                    | 5                  | \$41,900              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 50%               |                          |                       | 2056                      | **                    | 5                  | \$6,600               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2,000 Gallon Capacity</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 95%               |                          |                       | 2033                      | **                    | 10                 | \$393,200             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2033                      | **                    | 10                 | \$20,700              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 40%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| Emergency, Battery   | 10%               |                          |                       | 2033                      | **                    | 10                 | \$10,900              |                 |
| Exit, LED  | 50%               |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 15%               |                          |                       | 2028                      | \$277,000             | 10                 | \$200                 |                 |
| Incandescent   | 15%               |                          |                       | 2028                      | \$235,100             | 2                  | \$100                 |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |

**Alarm**

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

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2033

\* \*

1

\$50,600

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

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$194,700

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

**Heating**

## Energy Source

Utility Steam

100%

2038

\* \*

1

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

## Conversion Equipment

Pres. Reducing

100%

Valve/LP Steam

2031

\$303,300

5

\$26,800

## Distribution

Central Plant Steam

100%

2038

\* \*

4

\$33,400

Piping/Pmp

## Terminal Devices

Air Handler

100%

2023

\$6,439,900

1

\$279,100

**Air Conditioning**

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Centrifugal, Elec Chiller

90%

2031

\$4,664,600

1

\$439,600

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

Split Unit

10%

2028

\$977,600

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

## Distribution

CW &amp; CHW Wtr

100%

2038

\* \*

4

\$33,400

Pipe/Pump

## Terminal Devices

Air Handler/Cool/Ht

80%

2023

\$4,109,100

1

\$223,300

Induction Unit

20%

2028

\$544,300

1

\$29,200

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

| <b>Mechanical</b>  |                           | <b>Current Repair</b>   |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------|---------------------------|---|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>      | <b>Component Type</b>     | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Air Conditioning   |                           |   |                          |                           |                       |                    |                       |                 |
| Heat Rejection     |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Air Cooled Condenser Unit | 10%   |                          | 2028                      | \$92,300              | 2                  | \$31,400              |                 |
|                    | Water Cooling Tower       | 90%   |                          | 2026                      | \$1,564,200           | 2                  | \$408,800             |                 |
| Ventilation        |                           |   |                          |                           |                       |                    |                       |                 |
| Distribution       |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Ductwork/Diffusers        | 100%  |                          | LIFE                      | **                    | 2-5                | \$251,700             |                 |
| Exhaust Fans       |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Interior                  | 100%  |                          | 2028                      | \$1,629,400           | 2                  | \$13,800              |                 |
| Plumbing           |                           |   |                          |                           |                       |                    |                       |                 |
| H/C Water Piping   |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Brass/Copper              | 100%  |                          | 2038                      | **                    | 1                  |                       |                 |
| Water Heater       |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Electric                  | 1%  |                          | 2026                      | \$4,000               | 4                  |                       |                 |
|                    |                           | <i>Other Observation, Extent : Light, Area Affected : 1%</i>  |                          |                           |                       |                    |                       |                 |
|                    |                           | <i>Location : Sub-basement</i>  |                          |                           |                       |                    |                       |                 |
|                    |                           | <i>Explanation : 40 Gallons For Staff Wash Room</i>   |                          |                           |                       |                    |                       |                 |
|                    | No Component              | 99%   |                          |                           |                       |                    |                       |                 |
| HW Heat Exchanger  |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Steam Fired               | 100%  |                          | 2038                      | **                    | 4                  | \$66,900              |                 |
| Sanitary Piping    |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Cast Iron                 | 100%  |                          | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Cast Iron                 | 100%  |                          | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)       |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Non-Submersible           | 100%  |                          | 2028                      | \$69,800              | 4                  | \$9,500               |                 |
| Sewage Ejector(s)  |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Compressed Air            | 100%  |                          | 2038                      | **                    | 4                  | \$6,800               |                 |
| Fixtures           |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Generic                   | 100%  |                          |                           |                       |                    |                       |                 |
| Vertical Transport |                           |   |                          |                           |                       |                    |                       |                 |
| Elevators          |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Geared Traction           | 100%  |                          | LIFE                      | **                    |                    |                       |                 |
|                    |                           | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                          |                           |                       |                    |                       |                 |
|                    |                           | <i>Location : 6 Units From 1st To 12th Floor, 4 Units From Basement To 12th Floor, 1 Freight Unit From Basement To 12th Floor</i> |                          |                           |                       |                    |                       |                 |
|                    |                           | <i>Explanation : 11 Units</i>   |                          |                           |                       |                    |                       |                 |
| Fire Suppression   |                           |   |                          |                           |                       |                    |                       |                 |
| Standpipe          |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Generic                   | 100%  |                          | 2038                      | **                    | 1-5                | \$227,600             |                 |
| Sprinkler          |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Generic                   | 100%  |                          | 2028                      | \$4,484,600           | 1-2                | \$126,400             |                 |
| Fire Pump          |                           |   |                          |                           |                       |                    |                       |                 |
|                    | Generic                   | 100%  |                          | 2031                      | \$294,800             | 1                  | \$84,300              |                 |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,899,100           | \$3,132,300           |
| Interior Architecture | \$443,300             | \$7,571,300           |
| Electrical            | \$1,243,500           | \$1,853,900           |
| Mechanical            | \$15,536,400          | \$6,460,300           |
| <b>Total</b>          | <b>\$21,122,400</b>   | <b>\$19,017,800</b>   |
| Importance Code A     | \$5,160,900           | \$3,132,300           |
| Importance Code B     | \$15,815,700          | \$15,061,100          |
| Importance Code C     | \$145,900             | \$824,300             |
| <b>Total</b>          | <b>\$21,122,400</b>   | <b>\$19,017,800</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>     |
|-----------------------|------------------|------------------|------------------|--------------------|
| Exterior Architecture |                  |                  |                  |                    |
| Interior Architecture | \$100,600        | \$93,500         | \$32,400         | \$2,884,400        |
| Electrical            | \$161,300        | \$93,700         | \$110,500        | \$99,100           |
| Mechanical            | \$123,800        | \$246,600        | \$401,800        | \$244,200          |
| Site Pavements        | \$7,700          |                  |                  |                    |
| Elevators/Escalators  | \$390,800        | \$390,800        | \$390,800        | \$390,800          |
| <b>Total</b>          | <b>\$784,300</b> | <b>\$824,600</b> | <b>\$935,400</b> | <b>\$3,618,600</b> |
| Importance Code A     |                  | \$95,100         | \$97,200         | \$95,100           |
| Importance Code B     | \$779,100        | \$729,500        | \$838,200        | \$3,523,400        |
| Importance Code C     | \$5,200          |                  |                  |                    |
| <b>Total</b>          | <b>\$784,300</b> | <b>\$824,600</b> | <b>\$935,400</b> | <b>\$3,618,600</b> |



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

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

| Architecture  | Current Repair |                   |                | Future Replacement |                | Maintenance |                | Priority |
|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |                |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 70%            | Now               | \$3,761,400    | LIFE               | **             | 5           | \$476,600      |          |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 50%</i>     |                |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |                |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Foundation</i>  |                |                   |                |                    |                |             |                |          |
| Metal Panel   | 15%            | Now               | \$35,900       | 2039               | **             | 5           | \$255,300      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                |                   |                |                    |                |             |                |          |
| <i>Location : Central Cooling Tower Roof Areaway Walls</i>            |                |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                |                   |                |                    |                |             |                |          |
| <i>Location : Central Cooling Tower Roof Areaway Walls</i>            |                |                   |                |                    |                |             |                |          |
| <i>Explanation : This Actually Lead Coated Copper Cladding</i>        |                |                   |                |                    |                |             |                |          |
| Granite Panels  | 15%            |                   |                | LIFE               | **             | 5           | \$102,100      |          |
| <b>Windows</b>  |                |                   |                |                    |                |             |                |          |
| Aluminum  | 97%            |                   |                | 2045               | **             | 5           | \$203,700      |          |
| Metal Louvers   | 3%             |                   |                | 2038               | **             | 10          | \$39,400       |          |
| <b>Parapets</b>   |                |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 85%            |                   |                | LIFE               | **             | 5           | \$39,200       |          |
| Masonry: Limestone  | 15%            |                   |                | LIFE               | **             | 5           | \$8,700        |          |
| <b>Roof</b>   |                |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%           |                   |                | 2029               |                | 10          | \$134,900      |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Various Rooftop Locations</i>                           |                |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |                |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |                |                   |                |                    |                |             |                |          |
| Carpet  | 14%            |                   |                | 2025               |                | 3           | \$402,600      |          |
| Cast in Place Concrete  | 10%            |                   |                | LIFE               | **             | 5           | \$314,500      |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |                |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>   |                |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%             |                   |                | 2038               | **             | 5           | \$43,100       |          |
| Marble Panels   | 5%             |                   |                | LIFE               | **             | 5           | \$53,900       |          |
| Quarry Tile   | 3%             |                   |                | 2034               | **             | 5           | \$64,700       |          |
| Terrazzo  | 25%            |                   |                | LIFE               | **             | 5           | \$280,800      |          |
| Vinyl Tile  | 40%            |                   |                | 2029               |                | 3           | \$215,700      |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement</i>  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$43,800       |          |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Marble Panels   | 15%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 23%        | Now               | \$145,900      | LIFE               | **             | 5           | \$100,700      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs E, F At Penthouse</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs E, F At Penthouse</i>                            |            |                   |                |                    |                |             |                |          |
| Plaster   | 22%        |                   |                | LIFE               | **             | 5           | \$96,300       |          |
| SGFT/Glazed Masonry   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Wood  | 10%        |                   |                | LIFE               | **             | 5           | \$583,600      |          |
| <b>Ceilings</b>   |            |                   |                |                    |                |             |                |          |
| 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               | \$81,800       | LIFE               | **             | 5           | \$18,000       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs E, F At Penthouse</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stairs E, F At Penthouse</i>                            |            |                   |                |                    |                |             |                |          |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$494,200      |          |
| Plaster   | 8%         |                   |                | LIFE               | **             | 5           | \$71,900       |          |
| <b>Site Enclosure</b>   |            |                   |                |                    |                |             |                |          |
| <b>Free Standing Walls</b>  |            |                   |                |                    |                |             |                |          |
| Under Construction  | 100%       |                   |                |                    |                |             |                |          |
| <b>Retaining Walls</b>  |            |                   |                |                    |                |             |                |          |
| Under Construction  | 100%       |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>   |            |                   |                |                    |                |             |                |          |
| <b>Public Sidewalk</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 83%        |                   |                | 2042               | **             |             |                |          |
| Cast in Place Concrete  | 2%         | Now               | \$2,500        | 2042               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Corner Of Hogan Place And Baxter Street By Hydrant</i>  |            |                   |                |                    |                |             |                |          |
| Under Construction  | 15%        |                   |                |                    |                |             |                |          |
| <b>On-Site Walkways</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 25%        | Now               | \$5,200        | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : All Stairs At Entry</i>                                 |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 75%        |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : ADA Ramps</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |

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

| System<br>Component<br>Type     | Current Repair |   |                | Future Replacement |                | Maintenance    |                | Priority |
|---------------------------------|----------------|---|----------------|--------------------|----------------|----------------|----------------|----------|
|                                 | % of<br>Total  | Fail Date<br>(Years)  | Estimated Cost | Year<br>FY         | Estimated Cost | Cycle<br>(Yrs) | Estimated Cost |          |
| <b>Under 600 Volts</b>          |                |   |                |                    |                |                |                |          |
| Service Equipment               |                |   |                |                    |                |                |                |          |
| Fused Disc Sw                   | 100%           |   |                | 2049               | **             | 5              | \$4,100        |          |
|                                 |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                    |                |                |                |          |
|                                 |                | <i>Location : Electrical Room</i>   |                |                    |                |                |                |          |
|                                 |                | <i>Explanation : 4- Main Service Switches Rated At 4,000 Amperes Each</i> |                |                    |                |                |                |          |
| <b>Switchgear / Switchboard</b> |                |   |                |                    |                |                |                |          |
| Fused Disc Sw                   | 20%            |   |                | 2049               | **             | 5              | \$800          |          |
| Molded Case Bkrs                | 80%            |   |                | 2049               | **             | 5              | \$20,200       |          |
| <b>Raceway</b>                  |                |   |                |                    |                |                |                |          |
| Conduit                         | 100%           |   |                | 2039               | **             | 1              |                |          |
| <b>Panelboards</b>              |                |   |                |                    |                |                |                |          |
| Fused Disc Sw                   | 15%            |   |                | 2037               | **             | 5              | \$3,300        |          |
| Molded Case Bkrs                | 85%            |   |                | 2037               | **             | 5              | \$21,500       |          |
| <b>Wiring</b>                   |                |   |                |                    |                |                |                |          |
| Braided Cloth                   | 10%            | 2-4   | \$177,600      | 2054               | **             | 1              |                |          |
|                                 |                | <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>           |                |                    |                |                |                |          |
|                                 |                | <i>Location : Throughout The Building</i>                                 |                |                    |                |                |                |          |
| Thermoplastic                   | 90%            |   |                | 2039               | **             | 1              |                |          |
| <b>Motor Controllers</b>        |                |   |                |                    |                |                |                |          |
| Locally Mounted                 | 90%            |   |                | 2034               | **             | 5              | \$5,800        |          |
| Motor Control Center            | 10%            |   |                | 2034               | **             | 5              | \$2,600        |          |
| <b>Ground</b>                   |                |   |                |                    |                |                |                |          |
| Grounding Devices               |                |   |                |                    |                |                |                |          |
| Generic                         | 100%           |   |                | LIFE               | **             | 5              | \$14,100       |          |
| <b>Stand-by Power</b>           |                |   |                |                    |                |                |                |          |
| Transfer Switches               |                |   |                |                    |                |                |                |          |
| Automatic                       | 100%           |   |                | 2034               | **             | 1              | \$295,500      |          |
| <b>Generators</b>               |                |   |                |                    |                |                |                |          |
| Diesel                          | 100%           |   |                | 2032               | **             | 1              | \$372,000      |          |
|                                 |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                    |                |                |                |          |
|                                 |                | <i>Location : Basement</i>  |                |                    |                |                |                |          |
|                                 |                | <i>Explanation : Emergency Generator Rated At 1250 Kilowatts</i>          |                |                    |                |                |                |          |
| <b>Batteries</b>                |                |   |                |                    |                |                |                |          |
| Lead/Acid                       | 100%           |   |                | 2022               | \$1,600        | 5              | \$35,600       |          |
| <b>Fuel Storage</b>             |                |   |                |                    |                |                |                |          |
| Day Tank                        | 50%            |   |                | 2037               | **             | 5              | \$89,100       |          |
|                                 |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                    |                |                |                |          |
|                                 |                | <i>Location : Generator Room</i>  |                |                    |                |                |                |          |
|                                 |                | <i>Explanation : 275 Gallon Capacity</i>                                  |                |                    |                |                |                |          |
| Main Tank                       | 50%            |   |                | 2032               | **             | 5              | \$14,100       |          |
|                                 |                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                |                    |                |                |                |          |
|                                 |                | <i>Location : Basement</i>  |                |                    |                |                |                |          |
|                                 |                | <i>Explanation : 75,000 Gallon Capacity</i>                               |                |                    |                |                |                |          |

**Lighting**

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

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 97%               |                          |                       | 2034                      | **                    | 10                 | \$854,600             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 1%                |                          |                       | 2029                      | \$25,500              | 10                 | \$300                 |                 |
| Incandescent  | 1%                |                          |                       | 2029                      | \$171,100             | 2                  | \$200                 |                 |
| LED   | 1%                |                          |                       | 2034                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lighting Observed</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 45%               |                          |                       | 2029                      | \$230,400             | 1                  |                       |                 |
| Emergency, Battery  | 5%                |                          |                       | 2029                      | \$70,200              | 10                 | \$11,600              |                 |
| Exit, LED   | 50%               |                          |                       | 2044                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 10%               |                          |                       | 2029                      | \$393,100             | 10                 | \$300                 |                 |
| Incandescent  | 5%                |                          |                       | 2024                      | \$166,800             | 2                  | \$100                 |                 |
| No Component  | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2029                      | \$944,600             | 1                  | \$107,600             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 25%               |                          |                       | 2034                      | **                    | 1-3                | \$152,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 5%                | 0-2                      | \$26,900              | 2034                      | **                    | 1-3                | \$26,900              |                 |
| <i>Malfunctioning, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : False Alarms And Trouble Alarms</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Heating   |            |                   |                |                    |                |             |                |          |
| Conversion Equipment<br>Steam Boiler  | 100%       | Now               | \$1,261,700    | 2034               | **             | 1           | \$856,200      |          |
| <i>Not Energy Efficient, Extent : Moderate, Area Affected : 50%</i><br><i>Location : No. 1 And No. 2 Burners</i><br><i>Not in Service, Extent : Severe, Area Affected : 25%</i><br><i>Location : 1 Of 4 Boilers In Sub-basement</i><br><i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Sub-basement</i><br><i>Explanation : 4 Units</i> |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Central Plant Steam<br>Piping/Pmp   | 100%       | Now               | \$1,649,800    | 2039               | **             | 4           | \$47,300       |          |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i><br><i>Location : Condensate Drain Pipe, Sub-basement</i><br><i>Damaged, Extent : Severe, Area Affected : 10%</i><br><i>Location : Condensate Surge Tank Needs Replacement</i><br><i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i><br><i>Location : Various Locations</i>                       |            |                   |                |                    |                |             |                |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Air Handler   | 5%         | Now               | \$685,400      | 2039               | **             | 1           | \$26,700       |          |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i><br><i>Location : 18th Floor Fan Room</i><br><i>On Extended Life, Extent : Light, Area Affected : 100%</i><br><i>Location : 18th Floor Fan Room</i>   |            |                   |                |                    |                |             |                |          |
| Air Handler   | 20%        | 0-2               | \$2,741,500    | 2039               | **             | 1           | \$106,900      |          |
| <i>On Extended Life, Extent : Severe, Area Affected : 100%</i><br><i>Location : Fan Rooms</i>   |            |                   |                |                    |                |             |                |          |
| Convactor/Radiator  | 75%        |                   |                | 2027               | \$3,914,000    | 1           | \$232,700      |          |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Energy Source<br>Electricity  | 100%       |                   |                | 2037               | **             | 1           |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Centrifugal, Elec Chiller   | 35%        |                   |                | 2038               | **             | 1           | \$363,800      |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 35%</i><br><i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit -<br>Cooling  | 5%         |                   |                | 2024               | \$394,700      | 2           | \$2,900        |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i><br><i>Location : 18th Floor Roof</i>  |            |                   |                |                    |                |             |                |          |
| Window/Wall Unit  | 50%        |                   |                | 2024               | \$1,015,700    | 1           |                |          |
| No Component  | 10%        |                   |                |                    |                |             |                |          |

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

| <b>Mechanical</b>  |                        | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|------------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b>  | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Air Conditioning   | Distribution           |  |                          |                           |                |                       |                    |                       |
|                    | CW & CHW Wtr Pipe/Pump | 35%  | Now                      | \$18,700                  | 2039           | **                    | 4                  | \$16,600              |
|                    |                        | <i>Malfunctioning, Extent : Severe, Area Affected : 30%</i><br><i>Location : Zone Valves, Various Locations</i>  |                          |                           |                |                       |                    |                       |
|                    | No Component           | 65%  |                          |                           |                |                       |                    |                       |
| Terminal Devices   | Air Handler/Cool/Ht    | 35%  | 0-2                      | \$3,443,900               | 2039           | **                    | 1                  | \$187,100             |
|                    |                        | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Fan Room</i>   |                          |                           |                |                       |                    |                       |
|                    | No Component           | 65%  |                          |                           |                |                       |                    |                       |
| Heat Rejection     | Water Cooling Tower    | 35%  | Now                      | \$116,500                 | 2030           | \$1,165,300           | 2                  | \$270,700             |
|                    |                        | <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i><br><i>Location : Insufficient Air Flow Causing Water Damage At Upper Roof</i><br><i>Recent Installation, Extent : Light, Area Affected : 100%</i><br><i>Location : Roof Penthouse</i> |                          |                           |                |                       |                    |                       |
|                    | No Component           | 65%  |                          |                           |                |                       |                    |                       |
| Ventilation        | Distribution           |  |                          |                           |                |                       |                    |                       |
|                    | Ductwork/Diffusers     | 100%   | Now                      | \$179,700                 | LIFE           | **                    | 2-5                | \$535,700             |
|                    |                        | <i>Damaged, Extent : Severe, Area Affected : 5%</i><br><i>Location : Air Intake, 18th Floor Roof</i>   |                          |                           |                |                       |                    |                       |
| Exhaust Fans       | Interior               | 90%  | 0-2                      | \$3,121,300               | 2039           | **                    | 2                  | \$21,200              |
|                    |                        | <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i><br><i>Location : Penthouse</i>  |                          |                           |                |                       |                    |                       |
|                    | Interior               | 10%  | Now                      | \$346,800                 | 2039           | **                    | 2                  | \$2,400               |
|                    |                        | <i>Malfunctioning, Extent : Severe, Area Affected : 10%</i><br><i>Location : 18th Floor Fan Room</i>   |                          |                           |                |                       |                    |                       |
| Plumbing           | H/C Water Piping       |  |                          |                           |                |                       |                    |                       |
|                    | Brass/Copper           | 14%  | Now                      | \$50,900                  | 2029           | \$1,017,300           | 1                  |                       |
|                    |                        | <i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%</i><br><i>Location : 1 Of 2 Pumps Not Functioning</i>  |                          |                           |                |                       |                    |                       |
|                    | Brass/Copper           | 86%  |                          |                           | 2049           | **                    | 1                  |                       |
| HW Heat Exchanger  | Steam Fired            | 100%   | Now                      | \$155,200                 | 2039           | **                    | 4                  | \$95,000              |
|                    |                        | <i>Corroded, Extent : Severe, Area Affected : 20%</i><br><i>Location : Basement</i>  |                          |                           |                |                       |                    |                       |
| Sanitary Piping    | Cast Iron              | 100%   | Now                      | \$142,700                 | LIFE           | **                    | 1                  |                       |
|                    |                        | <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i><br><i>Location : Sub-basement And Basement</i>   |                          |                           |                |                       |                    |                       |
| Storm Drain Piping | Cast Iron              | 100%   |                          |                           | LIFE           | **                    | 1                  |                       |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
MANHATTAN CRIMINAL COURTS BLDG.**

**Asset # : 2072**

| Mechanical                      |  | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Plumbing                        |  |                   |                |                    |                |             |                |          |
| Sump Pump(s)<br>Non-Submersible | 88%  | 0-2               | \$52,300       | 2039               | **             | 4           | \$17,900       |          |
|                                 | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Location : Basement</i>   |                   |                |                    |                |             |                |          |
| Non-Submersible                 | 12%  |                   |                | 2039               | **             | 4           | \$3,700        |          |
| Sewage Ejector(s)               |  |                   |                |                    |                |             |                |          |
| Electric                        | 94%  | 0-2               | \$52,800       | 2039               | **             | 4           | \$35,900       |          |
|                                 | <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Location : Basement</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Location : Sub-basement</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Explanation : 3 Duplex Units</i>  |                   |                |                    |                |             |                |          |
| Electric                        | 6%   |                   |                | 2039               | **             | 4           | \$3,400        |          |
| Fixtures                        |  |                   |                |                    |                |             |                |          |
| Generic                         | 100%   |                   |                |                    |                |             |                |          |
| Vertical Transport              |  |                   |                |                    |                |             |                |          |
| Elevators                       |  |                   |                |                    |                |             |                |          |
| Geared Traction                 | 100%   |                   |                | LIFE               | **             |             |                |          |
|                                 | <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                |                    |                |             |                |          |
|                                 | <i>Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor</i> |                   |                |                    |                |             |                |          |
|                                 | <i>Explanation : 22 Units</i>  |                   |                |                    |                |             |                |          |
| Fire Suppression                |  |                   |                |                    |                |             |                |          |
| Standpipe                       |  |                   |                |                    |                |             |                |          |
| Generic                         | 100%   |                   |                | 2039               | **             | 1-5         | \$484,300      |          |
| Sprinkler                       |  |                   |                |                    |                |             |                |          |
| No Component                    | 50%  |                   |                |                    |                |             |                |          |
| Generic                         | 50%  |                   |                | 2039               | **             | 1-2         | \$134,500      |          |
| Fire Pump                       |  |                   |                |                    |                |             |                |          |
| Generic                         | 100%   |                   |                | 2038               | **             | 1           | \$179,400      |          |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$532,500             | \$1,027,600           |
| Interior Architecture | \$1,049,000           | \$1,082,200           |
| Electrical            | \$1,419,200           | \$10,350,300          |
| Mechanical            | \$5,807,100           | \$11,262,900          |
| <b>Total</b>          | <b>\$8,807,700</b>    | <b>\$23,723,000</b>   |
| Importance Code A     | \$532,500             | \$1,116,900           |
| Importance Code B     | \$7,881,700           | \$22,433,300          |
| Importance Code C     | \$393,600             | \$172,700             |
| <b>Total</b>          | <b>\$8,807,700</b>    | <b>\$23,723,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$37,200         |                  | \$17,200         | \$19,400         |
| Interior Architecture |                  | \$11,400         |                  | \$46,300         |
| Electrical            | \$59,800         | \$71,500         | \$60,300         | \$52,600         |
| Mechanical            | \$111,300        | \$244,300        | \$171,300        | \$268,400        |
| Site Pavements        | \$3,700          |                  |                  |                  |
| Elevators/Escalators  | \$118,400        | \$118,400        | \$118,400        | \$118,400        |
| <b>Total</b>          | <b>\$330,300</b> | <b>\$445,600</b> | <b>\$367,300</b> | <b>\$505,100</b> |
| Importance Code A     | \$51,800         |                  | \$18,300         | \$19,400         |
| Importance Code B     | \$278,600        | \$434,200        | \$349,000        | \$485,700        |
| Importance Code C     |                  | \$11,400         |                  |                  |
| <b>Total</b>          | <b>\$330,300</b> | <b>\$445,600</b> | <b>\$367,300</b> | <b>\$505,100</b> |



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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 8%         | Now               | \$104,100      | LIFE               | **             | 5           | \$170,400      |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Foundation At B Level, Garage, Judges Exit</i>       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             | 5           | \$42,600       |          |
| Metal Panel  | 27%        |                   |                | 2049               | **             | 5-10        | \$790,600      |          |
| Metal Coiling Doors  | 3%         |                   |                | 2042               | **             | 5           | \$39,900       |          |
| Granite Panels   | 50%        |                   |                | LIFE               | **             | 5           | \$159,700      |          |
| Window Wall  | 10%        |                   |                | 2049               | **             | 5           | \$159,700      |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 95%        |                   |                | 2045               | **             | 5           | \$38,800       |          |
| Metal Louvers  | 5%         |                   |                | 2038               | **             | 10          | \$12,800       |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 85%        |                   |                | 2049               | **             | 5           | \$34,400       |          |
| Metal Rail   | 15%        |                   |                | 2042               | **             | 5-10        | \$28,400       |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane  | 35%        |                   |                | 2034               | **             | 10          | \$46,500       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Outdoor Balcony Areas</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Cast Stone Paver Ballasted</i>                    |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 65%        |                   |                | 2034               | **             | 10          | \$86,400       |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 100%       |                   |                | 2049               | **             | 5-10        |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$73,200       | LIFE               | **             | 5           | \$71,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Floor Slab Is Pitched In The Wrong Direction.</i> |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$142,200      |          |
| Ceramic Tile   | 13%        |                   |                | 2038               | **             | 5           | \$84,500       |          |
| Panel/Paver: Cer/Brk   | 10%        |                   |                | 2045               | **             | 5           | \$146,200      |          |
| Terrazzo   | 5%         |                   |                | LIFE               | **             | 5           | \$25,400       |          |
| Vinyl Tile   | 57%        | 4+                | \$68,300       | 2034               | **             | 3           | \$138,900      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices And Waiting Areas Throughout</i>             |            |                   |                |                    |                |             |                |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        | Now               | \$311,600      | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : West Wall In Basements</i>                                       |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2038               | **             | 5           | \$22,700       |          |
| Concrete Masonry Unit  | 15%        | Now               | \$82,000       | LIFE               | **             | 5           | \$27,300       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Basement Locations, 11th Floor Mechanical. Penthouse</i> |            |                   |                |                    |                |             |                |          |
| <i>Loose Units, Extent : Moderate, Area Affected : 10%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>   |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Parking Area In Basement</i>                                     |            |                   |                |                    |                |             |                |          |
| Gypsum Board   | 30%        |                   |                | LIFE               | **             | 5           | \$81,800       |          |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Travertine Panels  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$20,500       |          |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$90,900       |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 25%        | 4+                | \$284,800      | 2042               | **             | 5           | \$101,600      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 35%        |                   |                | 2042               | **             | 5           | \$227,500      |          |
| Exposed Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$15,200       |          |
| Exposed Struc: Steel   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board   | 5%         |                   |                | LIFE               | **             | 5           | \$40,600       |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Entrance Lobby Area</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Staining From Water Leak</i>                                  |            |                   |                |                    |                |             |                |          |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$40,600       |          |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$284,300      |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       | 4+                | \$3,700        | 2034               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Southeast Corner On Lafayette Street</i>                         |            |                   |                |                    |                |             |                |          |
| On-Site Walkways   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 20%        |                   |                | 2042               | **             |             |                |          |
| Masonry: Granite   | 80%        |                   |                | LIFE               | **             |             |                |          |
| Parking/Driveway   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | 2034               | **             |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**MANHATTAN FAMILY COURT**  
**Asset # : 2048**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 30%               |                          |                       | 2049                      | **                    | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Service Switch Rated At 3,000 Amperes</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 70%               |                          |                       | 2029                      | \$89,400              | 5                  | \$1,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Main Service Switches Rated At 3,000 Amperes Each</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2034                      | **                    | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 30 Kilovolt-ampere, 480/208/120 Volts</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 30%               |                          |                       | 2049                      | **                    | 5                  | \$600                 |                 |
| Molded Case Bkrs   | 70%               |                          |                       | 2029                      | \$370,600             | 5                  | \$9,000               |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 15%               |                          |                       | 2028                      | \$87,500              | 5                  | \$1,700               |                 |
| Molded Case Bkrs   | 55%               |                          |                       | 2037                      | **                    | 5                  | \$7,100               |                 |
| Molded Case Bkrs   | 30%               |                          |                       | 2045                      | **                    | 5                  | \$3,900               |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 20%               |                          |                       | 2042                      | **                    | 5                  | \$700                 |                 |
| Motor Control Center   | 80%               |                          |                       | 2034                      | **                    | 5                  | \$10,700              |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$7,200               |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 50%               |                          |                       | 2042                      | **                    | 1                  | \$75,500              |                 |
| Automatic  | 50%               |                          |                       | 2034                      | **                    | 1                  | \$75,500              |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2025                      | \$1,325,200           | 1                  | \$190,100             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 250 Kilowatt</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium   | 100%              |                          |                       | 2022                      | \$1,600               | 5                  | \$109,400             |                 |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 50%               |                          |                       | 2028                      | \$19,300              | 5                  | \$45,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 50%               |                          |                       | 2032                      | **                    | 5                  | \$7,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 400 Gallon Capacity</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 2%                |                          |                       | 2029                      | \$174,900             | 10                 | \$9,000               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 94%               |                          |                       | 2029                      | \$8,220,400           | 10                 | \$423,300             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 2%                |                          |                       | 2034                      | **                    | 10                 | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Chiller Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : HID Lighting Observed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 2%                |                          |                       | 2034                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Lighting Observed</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 15%               |                          |                       | 2024                      | \$39,300              | 1                  |                       |                 |
| Emergency, Service   | 30%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Emergency, Battery   | 5%                |                          |                       | 2029                      | \$35,900              | 10                 | \$5,900               |                 |
| Exit, LED  | 50%               |                          |                       | 2057                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 20%               |                          |                       | 2029                      | \$401,800             | 10                 | \$300                 |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2029                      | \$482,800             | 1                  | \$55,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2034                      | **                    | 1-3                | \$93,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Utility Steam  | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Steam From Con Edison</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Pres. Reducing Valve/LP Steam                   | 100%              |                          |                       | 2032                      | **                    | 5                  | \$29,200              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Heat Exchangers</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 40%               | Now                      | \$62,100              | 2037                      | **                    | 4                  | \$9,700               |                 |
| <i>Corroded, Extent : Severe, Area Affected : 15%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump   | 60%               | Now                      | \$26,400              | 2039                      | **                    |                    |                       |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 50%</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Valves</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Condensate Return Pumping</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 75%               | Now                      | \$105,100             | 2024                      | \$5,254,700           | 1                  | \$204,900             |                 |
| <i>Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Rooms</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room Controls</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 25%               |                          |                       | 2027                      | \$666,900             | 1                  | \$39,600              |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity  | 100%              |                          |                       | 2045                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller   | 93%               | Now                      | \$104,900             | 2032                      | **                    | 1                  | \$444,700             |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller Controls</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 7%                |                          |                       | 2029                      | \$744,500             |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 95%               | Now                      | \$115,500             | 2039                      | **                    | 4                  | \$23,000              |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller Room Pumps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Severe, Area Affected : 20%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room Valves</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 95%               |                          |                       | 2029                      | \$5,308,700           | 1                  | \$288,400             |                 |
| Fan Coil - 2 Pipe   | 5%                |                          |                       | 2029                      | \$474,000             | 1                  | \$7,900               |                 |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 100%              |                          |                       | 2027                      | \$1,890,800           | 2                  | \$494,100             |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$273,800             |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior  | 100%              |                          |                       | 2029                      | \$1,772,700           | 2                  | \$15,000              |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 100%              |                          |                       | 2049                      | **                    | 1                  |                       |                 |
| <b>HW Heat Exchanger</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired   | 80%               | 0-2                      | \$63,500              | 2039                      | **                    | 4                  | \$38,800              |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 10%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Coil Connections</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 51%               | Now                      | \$37,200              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Kitchen Sink Drain Leaks</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 49%               |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Non-Submersible   | 100%              |                          |                       | 2029                      | \$76,000              | 4                  | \$10,400              |                 |
| <b>Sewage Ejector(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric  | 100%              |                          |                       | 2029                      | \$143,500             | 4                  | \$19,500              |                 |
| <b>Fixtures</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction   | 90%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 90%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Seven Units - Basement To 11th Floor, One Unit - 1st To 7th Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 9 Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic   | 10%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st To 2nd Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Standpipe</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2049                      | **                    | 1-5                | \$256,700             |                 |
| <b>Sprinkler</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2049                      | **                    | 1-2                | \$137,500             |                 |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,572,600           | \$2,122,200           |
| Interior Architecture | \$1,487,800           | \$4,369,300           |
| Electrical            | \$804,000             | \$1,416,800           |
| Mechanical            | \$12,199,800          | \$4,570,900           |
| Site Pavements        | \$89,900              |                       |
| <b>Total</b>          | <b>\$20,154,000</b>   | <b>\$12,479,300</b>   |
| Importance Code A     | \$5,572,600           | \$2,122,200           |
| Importance Code B     | \$14,076,400          | \$9,818,900           |
| Importance Code C     | \$505,000             | \$538,200             |
| <b>Total</b>          | <b>\$20,154,000</b>   | <b>\$12,479,300</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>     | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|--------------------|------------------|------------------|
| Exterior Architecture | \$9,900          |                    |                  | \$700            |
| Interior Architecture | \$223,300        | \$1,938,300        |                  | \$102,200        |
| Electrical            | \$48,200         | \$64,500           | \$50,100         | \$54,500         |
| Mechanical            | \$235,200        | \$131,300          | \$286,900        | \$120,300        |
| Site Pavements        | \$5,900          |                    |                  |                  |
| Elevators/Escalators  | \$82,900         | \$82,900           | \$82,900         | \$82,900         |
| <b>Total</b>          | <b>\$605,300</b> | <b>\$2,217,000</b> | <b>\$419,800</b> | <b>\$360,700</b> |
| Importance Code A     | \$9,900          | \$17,100           |                  | \$2,000          |
| Importance Code B     | \$595,400        | \$2,199,900        | \$419,800        | \$358,700        |
| <b>Total</b>          | <b>\$605,300</b> | <b>\$2,217,000</b> | <b>\$419,800</b> | <b>\$360,700</b> |



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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 2%         |                   |                | LIFE               | **             | 5           | \$127,300      |          |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5           | \$244,400      |          |
| Masonry: Granite   | 65%        | Now               | \$1,502,500    | LIFE               | **             | 5           | \$397,200      |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Upper Floors, Pediment</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Pediment, Cornice, Throughout</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : At Ground Level East Side</i>                            |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 3%         |                   |                | 2040               | **             | 5-10        | \$168,000      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Intermittent Panels Between Windows - Street Facades</i> |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Lead Panels</i>                                       |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 25%        | 4+                | \$470,900      | 2038               | **             | 5           | \$143,400      |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 2%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Entrance</i>  |            |                   |                |                    |                |             |                |          |
| Metal Louvers  | 5%         |                   |                | 2039               | **             | 10          | \$57,400       |          |
| Steel  | 70%        | 4+                | \$394,600      | 2038               | **             | 5           | \$803,000      |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Corridor, Basement Toilet</i>                  |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 35%        |                   |                | LIFE               | **             | 5           | \$6,600        |          |
| Masonry: Granite   | 53%        | Now               | \$202,600      | LIFE               | **             | 5           | \$12,600       |          |
| <i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 2%         |                   |                | 2050               | **             | 5           | \$1,500        |          |
| Metal Rail   | 5%         | 0-2               | \$3,000        | 2043               | **             | 5           | \$6,700        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 5           | \$1,000        |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |           |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| Exterior   |            |                   |                |                    |                |             |                |           |
| Roof   |            |                   |                |                    |                |             |                |           |
| Cast in Place Concrete   | 5%         | Now               | \$6,900        | LIFE               |                | **          |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>                               |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout Areaways</i>  |            |                   |                |                    |                |             |                |           |
| Copper/Terne   | 35%        | Now               | \$47,100       | 2045               |                | **          |                |           |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%</i>                             |            |                   |                |                    |                |             |                |           |
| <i>Location : Portico</i>  |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>                                   |            |                   |                |                    |                |             |                |           |
| <i>Location : Rotunda</i>  |            |                   |                |                    |                |             |                |           |
| Modified Bitumen   | 45%        | Now               | \$1,224,500    | 2040               |                | **          |                | 1         |
| <i>Blisters, Extent : Moderate, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |           |
| <i>Ponding, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Severe, Area Affected : 25%</i>                                 |            |                   |                |                    |                |             |                |           |
| <i>Location : 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors</i> |            |                   |                |                    |                |             |                |           |
| <i>Other Observation, Extent : Moderate, Area Affected : 35%</i>                               |            |                   |                |                    |                |             |                |           |
| <i>Location : 6th Floor Roof</i>   |            |                   |                |                    |                |             |                |           |
| <i>Explanation : Water Penetration At Bracing Anchors For Parapet Walls</i>                    |            |                   |                |                    |                |             |                |           |
| Skylight, Metal/Glass  | 5%         | Now               | \$511,100      | 2040               |                | **          |                |           |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>                                 |            |                   |                |                    |                |             |                |           |
| <i>Location : Various Areas</i>  |            |                   |                |                    |                |             |                |           |
| <i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>                                 |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout 6th Floor</i>   |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>                               |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |           |
| Sloped Glazing   | 10%        | Now               | \$1,173,500    | LIFE               |                | **          | 5              | \$227,400 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>                               |            |                   |                |                    |                |             |                |           |
| <i>Location : Steel Supports For Glazing</i>   |            |                   |                |                    |                |             |                |           |
| <i>Water Penetration, Extent : Severe, Area Affected : 15%</i>                                 |            |                   |                |                    |                |             |                |           |
| <i>Location : Area Above Portico</i>   |            |                   |                |                    |                |             |                |           |
| Soffits  |            |                   |                |                    |                |             |                |           |
| Masonry: Granite   | 100%       |                   |                | LIFE               |                | **          | 5              |           |
| Interior   |            |                   |                |                    |                |             |                |           |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 15%        | 0-2               | \$193,800      | 2023               | \$1,938,300    | 3           | \$193,700      |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices Throughout 5th And 6th Floors</i>            |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        | 0-2               | \$105,300      | LIFE               | **             | 5           | \$188,300      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Sub-basement</i>                          |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 3%         | 0-2               | \$29,400       | 2039               | **             | 5           | \$12,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout 5th And 6th Floor</i>             |            |                   |                |                    |                |             |                |          |
| Cork Tile  | 10%        |                   |                | 2040               | **             | 5           | \$75,300       |          |
| Marble Panels  | 13%        |                   |                | LIFE               | **             | 5           | \$83,900       |          |
| Terrazzo   | 14%        | 2-4               | \$131,800      | LIFE               | **             | 5           | \$94,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 35%        | 4+                | \$60,300       | 2030               | \$3,012,700    | 3           | \$113,000      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices At Basement Level</i>                        |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                        |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                        |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 10%        |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 65%        | Now               | \$415,100      | LIFE               | **             | 5           | \$132,000      |          |
| <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors, Stairs, Various Offices And Lobbies</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors, Stairs, Various Offices And Lobbies</i>   |            |                   |                |                    |                |             |                |          |
| Wood   | 15%        |                   |                | LIFE               | **             | 5           | \$406,200      |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| Exposed Concrete   | 10%        | Now               | \$325,700      | LIFE               | **             | 5           | \$13,500       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement Boiler Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Sub-basement Mechanical Rooms</i>   |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Sub-basement Mechanical Rooms</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Infill Arch   | 3%         |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Entrance</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Underside Of Portico</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Marble  | 10%        |                   |                | LIFE               | **             | 1           |                |          |
| Plaster  | 15%        |                   |                | LIFE               | **             | 5           | \$80,700       |          |
| Plaster  | 62%        | Now               | \$411,900      | LIFE               | **             | 5           | \$333,600      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices</i> |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Iron Picket  | 100%       |                   |                | 2050               | **             |             |                |          |
| Free Standing Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 100%       |                   |                | 2040               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Material Is Granite</i>   |            |                   |                |                    |                |             |                |          |
| Retaining Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 100%       |                   |                | 2040               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Material Is Granite</i>   |            |                   |                |                    |                |             |                |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 90%        |                   |                | 2043               | **             |             |                |          |
| Pavers/Stone   | 10%        | Now               | \$5,900        | 2033               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side Of Building</i>  |            |                   |                |                    |                |             |                |          |

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

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

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

## Site Pavements

## On-Site Walkways

|                        |     |  |  |      |  |    |  |  |
|------------------------|-----|--|--|------|--|----|--|--|
| Cast in Place Concrete | 50% |  |  | 2035 |  | ** |  |  |
|------------------------|-----|--|--|------|--|----|--|--|

*Ponding, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level**Other Observation, Extent : Moderate, Area Affected : 10%**Location : Courtyards At Sub-basement Level**Explanation : Poor Drainage*

|                  |     |     |          |      |  |    |  |  |
|------------------|-----|-----|----------|------|--|----|--|--|
| Masonry: Granite | 50% | Now | \$89,900 | LIFE |  | ** |  |  |
|------------------|-----|-----|----------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%**Location : Main Entrance Stair*

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

## Under 600 Volts

## Service Equipment

|               |     |  |  |      |  |    |   |         |
|---------------|-----|--|--|------|--|----|---|---------|
| Fused Disc Sw | 70% |  |  | 2040 |  | ** | 5 | \$1,700 |
|---------------|-----|--|--|------|--|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

|               |     |  |  |      |  |    |   |       |
|---------------|-----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 30% |  |  | 2050 |  | ** | 5 | \$700 |
|---------------|-----|--|--|------|--|----|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Rated At 4,000 Amperes*

## Transformers

|          |      |  |  |      |  |    |   |         |
|----------|------|--|--|------|--|----|---|---------|
| Dry Type | 100% |  |  | 2050 |  | ** | 5 | \$2,100 |
|----------|------|--|--|------|--|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : New Transformer Installed This Year. It Is Associated With The New Chiller.*

## Switchgear / Switchboard

|               |     |  |  |      |  |    |   |         |
|---------------|-----|--|--|------|--|----|---|---------|
| Fused Disc Sw | 70% |  |  | 2040 |  | ** | 5 | \$1,700 |
|---------------|-----|--|--|------|--|----|---|---------|

|               |     |  |  |      |  |    |   |       |
|---------------|-----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 30% |  |  | 2050 |  | ** | 5 | \$700 |
|---------------|-----|--|--|------|--|----|---|-------|

## Raceway

|         |     |  |  |      |  |    |   |  |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 30% |  |  | 2050 |  | ** | 1 |  |
|---------|-----|--|--|------|--|----|---|--|

|         |     |  |  |      |  |    |   |  |
|---------|-----|--|--|------|--|----|---|--|
| Conduit | 70% |  |  | 2040 |  | ** | 1 |  |
|---------|-----|--|--|------|--|----|---|--|

## Panelboards

|               |    |  |  |      |  |    |   |       |
|---------------|----|--|--|------|--|----|---|-------|
| Fused Disc Sw | 5% |  |  | 2046 |  | ** | 5 | \$700 |
|---------------|----|--|--|------|--|----|---|-------|

|                  |     |  |  |      |  |    |   |         |
|------------------|-----|--|--|------|--|----|---|---------|
| Molded Case Bkrs | 30% |  |  | 2046 |  | ** | 5 | \$4,500 |
|------------------|-----|--|--|------|--|----|---|---------|

|                  |     |  |  |      |  |    |   |         |
|------------------|-----|--|--|------|--|----|---|---------|
| Molded Case Bkrs | 40% |  |  | 2038 |  | ** | 5 | \$6,100 |
|------------------|-----|--|--|------|--|----|---|---------|

|                  |     |  |  |      |           |  |   |         |
|------------------|-----|--|--|------|-----------|--|---|---------|
| Molded Case Bkrs | 25% |  |  | 2029 | \$158,200 |  | 5 | \$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.*

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth  | 10%               | 2-4                      | \$106,000             | 2055                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 90%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 20%               |                          |                       | 2043                      | **                    | 5                  | \$800                 |                 |
| Locally Mounted  | 50%               |                          |                       | 2035                      | **                    | 5                  | \$1,900               |                 |
| Locally Mounted  | 5%                |                          |                       | 2028                      |                       | 5                  | \$200                 |                 |
| Motor Control Center   | 25%               |                          |                       | 2035                      | **                    | 5                  | \$3,900               |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$8,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Water Pipe</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2043                      | **                    | 1                  | \$177,000             |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2039                      | **                    | 1                  | \$222,800             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Genset Rated At 600 Kilowatts. It Is In Good Condition.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium   | 100%              |                          |                       | 2023                      | \$1,800               | 5                  | \$128,200             |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 100%              |                          |                       | 2058                      | **                    | 5                  | \$16,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Tank Rate Capacity Is 500 Gallons.</i>                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 78%               |                          |                       | 2035                      | **                    | 10                 | \$411,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 And Compact Lamps</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 2%                | 2-4                      | \$222,400             | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : There Are T-12 Fixtures Which Are Obsolete.</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent   | 5%                |                          |                       | 2030                      | \$556,000             | 2                  | \$600                 |                 |
| LED  | 15%               |                          |                       | 2040                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Fixtures Installed This Year.</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |

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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**  
**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

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

**Lighting**

|                   |      |  |  |      |           |    |       |  |
|-------------------|------|--|--|------|-----------|----|-------|--|
| Egress Lighting   |      |  |  |      |           |    |       |  |
| Exit, LED         | 100% |  |  | 2065 | **        | 1  |       |  |
| Exterior Lighting |      |  |  |      |           |    |       |  |
| HID               | 25%  |  |  | 2030 | \$638,600 | 10 | \$400 |  |
| No Component      | 75%  |  |  |      |           |    |       |  |

**Alarm**

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

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

**Heating**

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

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

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

|  |     |  |  |      |             |   |           |  |
|--|-----|--|--|------|-------------|---|-----------|--|
| Terminal Devices   |     |  |  |      |             |   |           |  |
| Air Handler  | 60% |  |  | 2025 | \$5,344,900 | 1 | \$213,400 |  |
| Convactor/Radiator   | 30% |  |  | 2028 | \$1,017,500 | 1 | \$55,700  |  |
| No Component   | 10% |  |  |      |             |   |           |  |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |     |  |  |      |             |   |           |  |
| <i>Location : Mechanical Rooms - Penthouse</i>               |     |  |  |      |             |   |           |  |
| <i>Explanation : Covered Under Air Conditioning Section</i>  |     |  |  |      |             |   |           |  |

**Air Conditioning**

|               |      |  |  |      |    |   |  |  |
|---------------|------|--|--|------|----|---|--|--|
| Energy Source |      |  |  |      |    |   |  |  |
| Electricity   | 100% |  |  | 2038 | ** | 1 |  |  |

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

| <b>Mechanical</b>           |                             | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|-----------------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                             |                       |   |                           |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                             |                       |   |                           |                |                       |                    |                       |
|                             | Centrifugal, Elec Chiller   | 70%                   |   |                           | 2043           | **                    | 1                  | \$435,800             |
|                             |                             |                       | <i>Other Observation, Extent : Light, Area Affected : 70%</i>   |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Basement</i>                                      |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Explanation : Refrigerant R-13a</i>                          |                           |                |                       |                    |                       |
|                             | Exterior Pkg Unit - Cooling | 5%                    |   |                           | 2030           | \$256,500             | 2                  | \$1,800               |
|                             |                             |                       | <i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>     |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Roof</i>  |                           |                |                       |                    |                       |
|                             | Window/Wall Unit            | 10%                   |   |                           | 2025           | \$132,000             | 1                  |                       |
|                             | No Component                | 15%                   |   |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                             |                       |   |                           |                |                       |                    |                       |
|                             | CW & CHW Wtr                | 70%                   |   |                           | 2056           | **                    | 4                  | \$19,800              |
|                             | Pipe/Pump                   |                       |   |                           |                |                       |                    |                       |
|                             | No Component                | 30%                   |   |                           |                |                       |                    |                       |
| <b>Terminal Devices</b>     |                             |                       |   |                           |                |                       |                    |                       |
|                             | Air Handler/Cool/Ht         | 70%                   |   |                           | 2025           | \$4,227,500           | 1                  | \$249,000             |
|                             | No Component                | 30%                   |   |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>       |                             |                       |   |                           |                |                       |                    |                       |
|                             | Water Cooling Tower         | 70%                   |   |                           | 2034           | **                    | 2                  | \$405,200             |
|                             | No Component                | 30%                   |   |                           |                |                       |                    |                       |
| <b>Ventilation</b>          |                             |                       |   |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                             |                       |   |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers          | 100%                  |   |                           | LIFE           | **                    | 2-5                | \$320,800             |
| <b>Exhaust Fans</b>         |                             |                       |   |                           |                |                       |                    |                       |
|                             | Interior                    | 85%                   |   |                           | 2025           | \$1,915,800           | 2                  | \$15,000              |
|                             | Roof                        | 15%                   |   |                           | 2025           | \$157,800             | 2                  | \$2,600               |
| <b>Plumbing</b>             |                             |                       |   |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                             |                       |   |                           |                |                       |                    |                       |
|                             | Brass/Copper                | 90%                   |   |                           | 2040           | **                    | 1                  |                       |
|                             | Galvanized Steel            | 10%                   | Now   | \$27,800                  | 2028           | \$278,000             | 1                  |                       |
|                             |                             |                       | <i>Corroded, Extent : Moderate, Area Affected : 10%</i>         |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Basement And Sub-basement</i>                     |                           |                |                       |                    |                       |
| <b>HW Heat Exchanger</b>    |                             |                       |   |                           |                |                       |                    |                       |
|                             | Steam Fired                 | 100%                  |   |                           | 2040           | **                    | 4                  | \$56,900              |
| <b>Sanitary Piping</b>      |                             |                       |   |                           |                |                       |                    |                       |
|                             | Cast Iron                   | 100%                  | Now   | \$92,700                  | LIFE           | **                    | 1                  |                       |
|                             |                             |                       | <i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Basement</i>                                      |                           |                |                       |                    |                       |
| <b>Storm Drain Piping</b>   |                             |                       |   |                           |                |                       |                    |                       |
|                             | Cast Iron                   | 100%                  | Now   | \$66,000                  | LIFE           | **                    | 1                  |                       |
|                             |                             |                       | <i>Cracked, Extent : Moderate, Area Affected : 15%</i>          |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Sub-basement</i>                                  |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Damaged, Extent : Light, Area Affected : 10%</i>             |                           |                |                       |                    |                       |
|                             |                             |                       | <i>Location : Basement And Sub-basement</i>                     |                           |                |                       |                    |                       |
| <b>Sump Pump(s)</b>         |                             |                       |   |                           |                |                       |                    |                       |
|                             | Non-Submersible             | 100%                  |   |                           | 2025           | \$96,600              | 4                  | \$12,200              |

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**MANHATTAN SUPREME COURT**  
**Asset # : 2051**

| <b>Mechanical</b>   |                               | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-------------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b>         | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>   |                               |                       |                          |                           |                |                       |                    |                       |
|   | Sewage Ejector(s)<br>Electric | 100%                  | 0-2                      | \$91,200                  | 2035           | **                    | 4                  | \$22,900              |
| <i>Other Observation, Extent : Severe, Area Affected : 10%</i>  |                               |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sub-basement</i>  |                               |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 1 Of 2 Pumps Broken</i>  |                               |                       |                          |                           |                |                       |                    |                       |
|   | Backflow Preventer<br>Generic | 100%                  |                          |                           | 2030           | \$161,000             | 1                  | \$35,200              |
|   | Fixtures<br>Generic           | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>   |                               |                       |                          |                           |                |                       |                    |                       |
|   | Elevators<br>Geared Traction  | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                               |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Ten Units From Basement To 4th Floor, One Unit From Basement To 7th Floor, One Unit From Mezzanine To 6th Floor</i> |                               |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 12 Units</i>   |                               |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                               |                       |                          |                           |                |                       |                    |                       |
|   | Standpipe<br>Generic          | 100%                  |                          |                           | 2030           | \$2,640,300           | 1-5                | \$290,000             |
|   | Sprinkler<br>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 : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE  
**Address** : 851 GRAND CONCOURSE @E. 161 STREET  
**Borough** : BRONX Agency's Number : N/A  
**Program / Asset #** : DGS0016.000 / 2057 Yr Built/Renovated : 1933 / 2012  
**Area Sq Ft** : 555,600 Project Type : REAL PROPERTY  
**Date of Survey** : 30-Oct-2019 Landmark Status : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,8,9  
**Block** : 2468 Lot : 1 BIN : 2002869

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,991,300           | \$872,200             |
| Interior Architecture | \$4,188,500           | \$5,408,900           |
| Electrical            |                       | \$4,447,900           |
| Mechanical            | \$2,529,000           | \$11,466,900          |
| Site Pavements        | \$662,000             |                       |
| <b>Total</b>          | <b>\$12,370,800</b>   | <b>\$22,195,900</b>   |
| Importance Code A     | \$5,070,500           | \$872,200             |
| Importance Code B     | \$4,476,300           | \$20,298,900          |
| Importance Code C     | \$2,824,000           | \$1,024,800           |
| <b>Total</b>          | <b>\$12,370,800</b>   | <b>\$22,195,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$22,800         |                  |                  |                  |
| Interior Architecture | \$24,600         | \$20,800         | \$33,200         | \$48,800         |
| Electrical            | \$134,900        | \$92,800         | \$107,700        | \$97,200         |
| Mechanical            | \$167,100        | \$141,000        | \$223,200        | \$123,500        |
| Site Enclosure        | \$27,400         |                  |                  |                  |
| Elevators/Escalators  | \$177,600        | \$177,600        | \$177,600        | \$177,600        |
| <b>Total</b>          | <b>\$554,400</b> | <b>\$432,200</b> | <b>\$541,800</b> | <b>\$447,100</b> |
| Importance Code A     | \$22,800         | \$55,000         | \$55,000         | \$55,000         |
| Importance Code B     | \$507,000        | \$377,200        | \$486,800        | \$392,100        |
| Importance Code C     | \$24,600         |                  |                  |                  |
| <b>Total</b>          | <b>\$554,400</b> | <b>\$432,200</b> | <b>\$541,800</b> | <b>\$447,100</b> |



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

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

**Asset # : 2057**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 3%         |                   |                | 2051               | **             | 10          | \$51,300       |          |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$437,500      |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 2%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Inner Courtyard</i>                                     |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 10%        | Now               | \$202,800      | LIFE               | **             | 5           | \$54,700       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 11%        | Now               | \$515,300      | LIFE               | **             | 5           | \$60,200       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 44%        |                   |                | LIFE               | **             | 5           | \$481,300      |          |
| Metal Coiling Doors   | 2%         |                   |                | 2036               | **             | 5           | \$45,600       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 45%        |                   |                | 2047               | **             | 5           | \$45,500       |          |
| Bronze/Brass  | 50%        |                   |                | 2047               | **             | 5           | \$316,200      |          |
| Steel   | 5%         | Now               | \$310,800      | 2056               | **             | 5           | \$31,600       |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Chiller Room</i>  |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Chiller Room</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 40%        | Now               | \$248,800      | LIFE               | **             | 5           | \$36,700       |          |
| <i>Spalling, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Face</i>                                       |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 10%        |                   |                | LIFE               | **             | 5-10        | \$126,500      |          |
| Masonry: Limestone  | 45%        |                   |                | LIFE               | **             | 5-10        | \$502,900      |          |
| Metal Panel   | 5%         |                   |                | 2051               | **             | 5           | \$17,700       |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle   | 5%         |                   |                | 2040               | **             | 10          | \$1,700        |          |
| IRMA/Protected Membrane   | 10%        |                   |                | 2036               | **             | 10          | \$20,300       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : East Side</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Green Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 65%        | Now               | \$2,110,200    | 2041               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Plaza Roof: Stone Panels  | 20%        | Now               | \$419,900      | 2041               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Chiller Room</i>                                   |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 100%       |                   |                | LIFE               | **             | 5           |                |          |

Interior

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

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

**Asset # : 2057**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>  |            |                   |                |                    |                |             |                |          |
| Carpet   | 5%         |                   |                | 2030               | \$623,300      | 3           | \$62,300       |          |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$181,700      |          |
| Ceramic Tile   | 3%         |                   |                | 2034               | **             | 5           | \$24,900       |          |
| Marble Panels  | 15%        |                   |                | LIFE               | **             | 5           | \$186,900      |          |
| Terrazzo   | 25%        |                   |                | LIFE               | **             | 5           | \$324,400      |          |
| Vinyl Tile   | 42%        | Now               | \$348,700      | 2031               | \$3,487,400    | 3           | \$130,800      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"   | 5%         | Now               | \$537,900      | 2041               | **             | 3           | \$15,600       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 3%         | Now               | \$731,800      | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 2%         |                   |                | LIFE               | **             | 10          | \$82,000       |          |
| Gypsum Board   | 20%        |                   |                | LIFE               | **             | 5-10        | \$557,500      |          |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             | 10          | \$24,600       |          |
| Metal Panel  | 5%         |                   |                | LIFE               | **             | 10          | \$36,900       |          |
| Marble Panels  | 20%        |                   |                | LIFE               | **             | 10          | \$131,200      |          |
| Plaster  | 35%        | 0-2               | \$270,700      | LIFE               | **             | 5           | \$172,200      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| Wood   | 10%        |                   |                | LIFE               | **             | 5           | \$1,311,700    |          |
| <b>Ceilings</b>  |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 5%         |                   |                | 2036               | **             | 5           | \$51,900       |          |
| AcousTileSusp.Lay-In   | 35%        |                   |                | 2036               | **             | 5           | \$290,700      |          |
| AcousTileSusp.Lay-In   | 5%         |                   |                | 2048               | **             | 5           | \$41,500       |          |
| Exposed Concrete   | 5%         |                   |                | LIFE               | **             | 5-10        | \$51,900       |          |
| Plaster  | 50%        | Now               | \$640,900      | LIFE               | **             | 5           | \$259,500      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>  |            |                   |                |                    |                |             |                |          |
| <b>Free Standing Walls</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 100%       |                   |                | 2041               | **             |             |                |          |
| <b>Retaining Walls</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 100%       | Now               | \$27,400       | 2041               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Stone Walls Along Perimeter</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                       |            |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>  |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2057**

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

Site Pavements

Public Sidewalk

|                        |      |     |           |      |  |    |  |  |
|------------------------|------|-----|-----------|------|--|----|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$107,100 | 2036 |  | ** |  |  |
|------------------------|------|-----|-----------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 20%*  
*Location : Throughout*

On-Site Walkways

|                  |     |     |           |      |  |    |  |  |
|------------------|-----|-----|-----------|------|--|----|--|--|
| Masonry: Granite | 10% | Now | \$554,900 | LIFE |  | ** |  |  |
|------------------|-----|-----|-----------|------|--|----|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*  
*Location : Throughout*  
*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

|                  |     |  |  |      |  |    |  |  |
|------------------|-----|--|--|------|--|----|--|--|
| Masonry: Granite | 90% |  |  | LIFE |  | ** |  |  |
|------------------|-----|--|--|------|--|----|--|--|

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

Under 600 Volts

Service Equipment

|                     |      |  |  |      |  |    |   |         |
|---------------------|------|--|--|------|--|----|---|---------|
| Air Circuit Breaker | 100% |  |  | 2051 |  | ** | 5 | \$2,900 |
|---------------------|------|--|--|------|--|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Three 4,000 Ampere Main Services And Nine 2,000 Ampere Sub-service Disconnect Switches*

Transformers

|          |     |  |  |      |  |    |   |         |
|----------|-----|--|--|------|--|----|---|---------|
| Dry Type | 60% |  |  | 2044 |  | ** | 5 | \$1,200 |
|----------|-----|--|--|------|--|----|---|---------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Electrical Room*  
*Explanation : Three 200 Kilovolt-ampere 480/277 Primary - 208/120 Secondary*

|          |     |  |  |      |         |  |   |       |
|----------|-----|--|--|------|---------|--|---|-------|
| Dry Type | 40% |  |  | 2029 | \$7,400 |  | 5 | \$800 |
|----------|-----|--|--|------|---------|--|---|-------|

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room - Penthouse*  
*Explanation : Two 63 Kilovolt-ampere 480/277volt - 208/120volt*

Switchgear / Switchboard

|                     |     |  |  |      |          |    |   |         |
|---------------------|-----|--|--|------|----------|----|---|---------|
| Air Circuit Breaker | 10% |  |  | 2031 | \$57,500 |    | 5 | \$300   |
| Air Circuit Breaker | 70% |  |  | 2051 |          | ** | 5 | \$2,000 |
| Fused Disc Sw       | 10% |  |  | 2031 | \$57,500 |    | 5 | \$200   |
| Molded Case Bkrs    | 10% |  |  | 2031 | \$57,500 |    | 5 | \$1,500 |

Raceway

|         |     |  |  |      |           |    |   |  |
|---------|-----|--|--|------|-----------|----|---|--|
| Conduit | 80% |  |  | 2031 | \$550,500 |    | 1 |  |
| Conduit | 20% |  |  | 2057 |           | ** | 1 |  |

Panelboards

|                  |     |  |  |      |           |    |   |         |
|------------------|-----|--|--|------|-----------|----|---|---------|
| Fused Disc Sw    | 8%  |  |  | 2030 | \$50,600  |    | 5 | \$1,000 |
| Fused Disc Sw    | 2%  |  |  | 2053 |           | ** | 5 | \$300   |
| Molded Case Bkrs | 60% |  |  | 2030 | \$379,600 |    | 5 | \$8,800 |
| Molded Case Bkrs | 30% |  |  | 2053 |           | ** | 5 | \$4,400 |

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

**Asset # : 2057**

| <b>Electrical</b>        |                          | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------------|--------------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>            | <b>Component Type</b>    | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>   |                          |  |                          |                           |                |                       |                    |                       |
| <b>Wiring</b>            |                          |  |                          |                           |                |                       |                    |                       |
|                          | Braided Cloth            | 40%  |                          |                           | 2030           | \$424,000             | 1                  |                       |
|                          | Thermoplastic            | 30%  |                          |                           | 2031           | \$318,000             | 1                  |                       |
|                          | Thermoplastic            | 30%  |                          |                           | 2057           | **                    | 1                  |                       |
| <b>Motor Controllers</b> |                          |  |                          |                           |                |                       |                    |                       |
|                          | Locally Mounted          | 65%  |                          |                           | 2029           |                       | 5                  | \$2,400               |
|                          | Locally Mounted          | 20%  |                          |                           | 2044           | **                    | 5                  | \$700                 |
|                          | Variable Frequency Drive | 15%  |                          |                           | 2048           | **                    |                    |                       |
| <b>Ground</b>            |                          |  |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b> |                          |  |                          |                           |                |                       |                    |                       |
|                          | Generic                  | 50%  |                          |                           | LIFE           | **                    | 5                  | \$8,200               |
|                          | Generic                  | 50%  |                          |                           | LIFE           | **                    | 5                  | \$8,200               |
| <b>Stand-by Power</b>    |                          |  |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b> |                          |  |                          |                           |                |                       |                    |                       |
|                          | Automatic                | 100%   |                          |                           | 2044           | **                    | 1                  | \$170,900             |
| <b>Generators</b>        |                          |  |                          |                           |                |                       |                    |                       |
|                          | Diesel                   | 100%   |                          |                           | 2040           | **                    | 1                  | \$215,200             |
| <b>Batteries</b>         |                          |  |                          |                           |                |                       |                    |                       |
|                          | Lead/Acid                | 100%   |                          |                           | 2025           | \$1,800               | 5                  | \$20,600              |
| <b>Fuel Storage</b>      |                          |  |                          |                           |                |                       |                    |                       |
|                          | Day Tank                 | 50%  |                          |                           | 2047           | **                    | 5                  | \$51,500              |
|                          |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Location : Generator Room - Roof</i>                        |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Explanation : One 275 Gallons</i>                           |                          |                           |                |                       |                    |                       |
|                          | Main Tank                | 50%  |                          |                           | 2059           | **                    | 5                  | \$8,200               |
|                          |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Location : Basement</i>                                     |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Explanation : One 20,000 Gallon</i>                         |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>          |                          |  |                          |                           |                |                       |                    |                       |
| <b>Interior Lighting</b> |                          |  |                          |                           |                |                       |                    |                       |
|                          | Fluorescent              | 85%  |                          |                           | 2036           | **                    | 10                 | \$433,100             |
|                          |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Location : Throughout The Building</i>                      |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Explanation : T-8 Lamps</i>                                 |                          |                           |                |                       |                    |                       |
|                          | Fluorescent              | 5%   |                          |                           | 2036           | **                    | 10                 | \$25,500              |
|                          |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Location : Ground Floor And Hallways</i>                    |                          |                           |                |                       |                    |                       |
|                          |                          | <i>Explanation : Compact Fluorescent Lamps</i>                 |                          |                           |                |                       |                    |                       |
|                          | LED                      | 10%  |                          |                           | 2039           | **                    |                    |                       |
| <b>Egress Lighting</b>   |                          |  |                          |                           |                |                       |                    |                       |
|                          | Emergency, Service       | 40%  |                          |                           | 2039           | **                    | 1                  |                       |
|                          | Emergency, Battery       | 15%  |                          |                           | 2036           | **                    | 10                 | \$20,100              |
|                          | Exit, Service            | 10%  |                          |                           | 2036           | **                    | 1                  |                       |
|                          | Exit, Battery            | 35%  |                          |                           | 2036           | **                    | 10                 | \$13,100              |
| <b>Exterior Lighting</b> |                          |  |                          |                           |                |                       |                    |                       |
|                          | Incandescent             | 100%   |                          |                           | 2026           | \$2,094,000           | 2                  | \$900                 |

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

**Asset # : 2057**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic  | 100%              |                          |                       | 2036                      | **                    | 1                  | \$207,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Camera System</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Digital                          | 100%              |                          |                       | 2036                      | **                    | 1-3                | \$342,400             |                 |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Fuel Oil No 2                                    | 100%              |                          |                       | 2051                      | **                    | 5                  | \$172,100             |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Oil Tanks Each 20,000 Gallons</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler                              | 100%              | Now                      | \$79,200              | 2036                      | **                    | 1                  | \$495,200             |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 30%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : No.3 Boiler Tubes</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump                                 | 100%              |                          |                       | 2041                      | **                    |                    |                       |                 |
| Terminal Devices<br>Convactor/Radiator                            | 95%               |                          |                       | 2029                      | \$3,112,000           | 1                  | \$170,500             |                 |
| Unit Heater - Steam   | 5%                |                          |                       | 2031                      | \$109,400             | 4                  | \$3,800               |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity                                      | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Centrifugal, Elec Chiller                 | 50%               |                          |                       | 2034                      | **                    | 1                  | \$300,600             |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 50%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Ground Floor Air Conditioning Room</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit -<br>Cooling<br>Split Unit                      | 5%                |                          |                       | 2025                      | \$1,143,900           | 2                  | \$1,700               |                 |
| Window/Wall Unit  | 10%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| No Component  | 5%                |                          |                       | 2026                      | \$63,800              | 1                  |                       |                 |
|   | 30%               |                          |                       |                           |                       |                    |                       |                 |

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

**Asset # : 2057**

| <b>Mechanical</b>  |                        | <b>Current Repair</b> |                          | <b>Future Replacement</b>   |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|------------------------|-----------------------|--------------------------|---|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Air Conditioning   | Distribution           |                       |                          |   |                |                       |                    |                       |
|                    | CW & CHW Wtr Pipe/Pump | 50%                   | Now                      | \$261,200   | 2061           | **                    | 4                  | \$13,700              |
|                    |                        |                       |                          | <i>Corroded, Extent : Severe, Area Affected : 20%</i>                         |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Throughout</i>  |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Leak Evident, Extent : Severe, Area Affected : 40%</i>                     |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Various Locations</i>   |                |                       |                    |                       |
|                    | No Component           | 50%                   |                          |   |                |                       |                    |                       |
| Terminal Devices   | Fan Coil - 2 Pipe      | 50%                   | Now                      | \$81,500  | 2031           | \$4,074,600           | 1                  | \$80,700              |
|                    |                        |                       |                          | <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>              |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Various Locations</i>   |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks</i> |                |                       |                    |                       |
|                    | No Component           | 50%                   |                          |   |                |                       |                    |                       |
| Heat Rejection     | Water Cooling Tower    | 50%                   | Now                      | \$81,300  | 2025           | \$812,700             | 2                  | \$223,700             |
|                    |                        |                       |                          | <i>Damaged, Extent : Severe, Area Affected : 25%</i>                          |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Inside The Unit On Roof</i>                                     |                |                       |                    |                       |
|                    | No Component           | 50%                   |                          |   |                |                       |                    |                       |
| Ventilation        | Distribution           |                       |                          |   |                |                       |                    |                       |
|                    | Ductwork/Diffusers     | 100%                  | Now                      | \$112,800   | LIFE           | **                    | 2-5                | \$309,800             |
|                    |                        |                       |                          | <i>Leak Evident, Extent : Light, Area Affected : 15%</i>                      |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Dampers And Throughout</i>                                      |                |                       |                    |                       |
| Exhaust Fans       | Interior               | 60%                   |                          |   | 2031           | \$1,306,200           | 2                  | \$10,200              |
|                    | Roof                   | 25%                   |                          |   | 2036           | **                    | 2                  | \$4,300               |
|                    | No Component           | 15%                   |                          |   |                |                       |                    |                       |
| Plumbing           | H/C Water Piping       |                       |                          |   |                |                       |                    |                       |
|                    | Brass/Copper           | 30%                   |                          |   | 2041           | **                    | 1                  |                       |
|                    | Galvanized Steel       | 70%                   | Now                      | \$37,600  | 2029           | \$1,879,400           | 1                  |                       |
|                    |                        |                       |                          | <i>Corroded, Extent : Severe, Area Affected : 100%</i>                        |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Water Main Valve In Basement</i>                                |                |                       |                    |                       |
| Water Heater       | Gas Fired              | 100%                  |                          |   | 2026           | \$373,200             | 2                  | \$8,100               |
| Sanitary Piping    | Cast Iron              | 100%                  |                          |   | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping | Cast Iron              | 100%                  | Now                      | \$25,500  | LIFE           | **                    | 1                  |                       |
|                    |                        |                       |                          | <i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>                 |                |                       |                    |                       |
|                    |                        |                       |                          | <i>Location : Ceiling Of Refrigeration Room On Ground Floor</i>               |                |                       |                    |                       |
| Sump Pump(s)       | Non-Submersible        | 100%                  |                          |   | 2031           | \$93,300              | 4                  | \$17,600              |
| Fixtures           | Generic                | 100%                  |                          |   |                |                       |                    |                       |

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

**Asset # : 2057**

| <b>Mechanical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport  | Elevators             |                       |                          |                           |                |                       |                    |                       |
|   | Geared Traction       | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 8 Units From Basement To 9th Floor, 11 Units From 1st To 8th Floor, 1 Unit From 1st Floor To 4m To 6m</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 20 Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression  | Standpipe             |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | 2041           |                       | **                 | 1-5 \$280,100         |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : MIDTOWN COMMUNITY COURT  
**Address** : 314 W. 54 STREET @EIGHTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012  
**Area Sq Ft** : 36,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Nov-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6  
**Block** : 1044 **Lot** : 22 **BIN** : 1025397

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$81,900              | \$81,900              |
| Interior Architecture | \$209,500             | \$180,500             |
| Electrical            |                       | \$13,900              |
| Mechanical            | \$117,100             | \$75,400              |
| <b>Total</b>          | <b>\$408,500</b>      | <b>\$351,800</b>      |
| Importance Code A     | \$81,900              | \$81,900              |
| Importance Code B     | \$117,100             | \$234,400             |
| Importance Code C     | \$209,500             | \$35,400              |
| <b>Total</b>          | <b>\$408,500</b>      | <b>\$351,800</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$85,800         | \$3,100         | \$9,200         |                 |
| Interior Architecture | \$113,300        |                 | \$21,100        | \$6,200         |
| Electrical            | \$2,700          | \$1,500         | \$1,200         | \$1,000         |
| Mechanical            | \$20,300         | \$8,800         | \$8,800         | \$7,400         |
| Elevators/Escalators  | \$5,900          | \$5,900         | \$5,900         | \$5,900         |
| <b>Total</b>          | <b>\$228,100</b> | <b>\$19,300</b> | <b>\$46,200</b> | <b>\$20,500</b> |
| Importance Code A     | \$87,700         | \$4,900         | \$11,000        | \$1,800         |
| Importance Code B     | \$133,100        | \$14,400        | \$35,200        | \$18,700        |
| Importance Code C     | \$7,400          |                 |                 |                 |
| <b>Total</b>          | <b>\$228,100</b> | <b>\$19,300</b> | <b>\$46,200</b> | <b>\$20,500</b> |



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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 15%        |                   |                | LIFE               | **             | 5           | \$163,800      |          |
| Masonry: Brick   | 50%        |                   |                | LIFE               | **             | 5           | \$69,900       |          |
| Masonry: Granite   | 10%        |                   |                | LIFE               | **             | 5           | \$10,500       |          |
| Metal Panel  | 5%         |                   |                | 2051               | **             | 5-10        | \$24,000       |          |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$22,700       |          |
| Stucco Cement  | 5%         |                   |                | 2036               | **             | 5           | \$8,700        |          |
| Window Wall  | 10%        |                   |                | 2051               | **             | 5           | \$26,200       |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 70%        |                   |                | 2047               | **             | 5           | \$6,900        |          |
| Bronze/Brass   | 30%        |                   |                | 2039               | **             | 5           | \$18,500       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout - Front Facade</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Painted Landmark Windows Of Which Substantial Amount Are Peeling.</i> |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 5%         | 0-2               | \$1,600        | LIFE               | **             | 5           | \$1,700        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Location : Upper Roof</i>   |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 15%        |                   |                | LIFE               | **             | 5-10        | \$18,800       |          |
| Copper/Terne   | 10%        |                   |                | 2066               | **             | 5           | \$2,100        |          |
| Masonry: Brick   | 30%        |                   |                | LIFE               | **             | 5-10        | \$9,000        |          |
| Masonry: Brick   | 25%        |                   |                | LIFE               | **             | 5-10        | \$7,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Location : North And East Walls</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Stucco Finish</i>   |            |                   |                |                    |                |             |                |          |
| Metal Rail   | 10%        |                   |                | 2048               | **             | 5-10        | \$8,000        |          |
| Pre-Cast Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Copper/Terne   | 10%        |                   |                | 2059               | **             | 10          | \$4,500        |          |
| Modified Bitumen   | 70%        |                   |                | 2039               | **             | 10          | \$12,600       |          |
| Single Ply Membrane  | 10%        |                   |                | 2036               | **             | 10          | \$1,800        |          |
| Skylight, Metal/Glass  | 10%        |                   |                | 2041               | **             | 10          | \$6,000        |          |
| <b>Soffits</b>   |            |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel   | 50%        |                   |                | 2036               | **             | 10          |                |          |
| Granite Panels   | 50%        |                   |                | LIFE               | **             | 5           |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 15%        | 0-2               | \$26,100       | 2027               | \$130,700      | 3           | \$13,100       |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$12,700       |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 25%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement</i>                            |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2034               | **             | 5           | \$2,900        |          |
| Marble Panels  | 5%         | Now               | \$30,900       | LIFE               | **             | 5           | \$2,200        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |            |                   |                |                    |                |             |                |          |
| Quarry Tile  | 10%        | Now               | \$19,600       | 2036               | **             | 5           | \$4,400        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Ground Floor Lobby</i>                                   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile   | 25%        |                   |                | 2031               | \$145,100      | 3           | \$7,300        |          |
| Vinyl Tile   | 35%        |                   |                | 2036               | **             | 3           | \$7,600        |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 10%        | Now               | \$95,800       | 2034               | **             | 5           | \$7,400        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair And Toilets</i>                               |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        |          |
| Gypsum Board   | 40%        |                   |                | LIFE               | **             | 5-10        | \$100,400      |          |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             | 10          | \$4,400        |          |
| Plaster  | 35%        | Now               | \$48,700       | LIFE               | **             | 5           | \$15,500       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 60%        |                   |                | 2044               | **             | 5           | \$34,200       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout 5th And 6th Floors</i>                        |            |                   |                |                    |                |             |                |          |
| Glass: Susp Panels   | 2%         |                   |                | LIFE               | **             | 10          | \$900          |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Main Stair</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Decorative Infill Panels At Skylight</i>              |            |                   |                |                    |                |             |                |          |
| Masonry: Vault Struct  | 10%        |                   |                | LIFE               | **             | 10          | \$2,800        |          |
| Plaster  | 28%        |                   |                | LIFE               | **             | 5-10        | \$27,400       |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 2%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Stair</i>   |            |                   |                |                    |                |             |                |          |
| 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.

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

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

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

## Site Enclosure

## Fence/Gates

|                |     |  |  |      |    |  |  |  |
|----------------|-----|--|--|------|----|--|--|--|
| Iron Picket    | 85% |  |  | 2066 | ** |  |  |  |
| Masonry: Brick | 15% |  |  | 2051 | ** |  |  |  |

## Free Standing Walls

|                |      |  |  |      |    |  |  |  |
|----------------|------|--|--|------|----|--|--|--|
| Masonry: Brick | 100% |  |  | 2051 | ** |  |  |  |
|----------------|------|--|--|------|----|--|--|--|

## Site Pavements

## Public Sidewalk

|                        |      |  |  |      |    |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% |  |  | 2044 | ** |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|

## On-Site Walkways

|                        |     |  |  |      |    |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|
| Cast in Place Concrete | 90% |  |  | 2044 | ** |  |  |  |
| Masonry: Granite       | 10% |  |  | LIFE | ** |  |  |  |

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |  |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2057 | ** | 5 | \$200 |  |
|---------------|------|--|--|------|----|---|-------|--|

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

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes.*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |       |  |
|------------------|------|--|--|------|----|---|-------|--|
| Molded Case Bkrs | 100% |  |  | 2057 | ** | 5 | \$900 |  |
|------------------|------|--|--|------|----|---|-------|--|

## Raceway

|         |      |  |  |      |    |   |  |  |
|---------|------|--|--|------|----|---|--|--|
| Conduit | 100% |  |  | 2057 | ** | 1 |  |  |
|---------|------|--|--|------|----|---|--|--|

## Panelboards

|                  |     |  |  |      |    |   |       |  |
|------------------|-----|--|--|------|----|---|-------|--|
| Fused Disc Sw    | 2%  |  |  | 2053 | ** | 5 |       |  |
| Molded Case Bkrs | 98% |  |  | 2053 | ** | 5 | \$900 |  |

## Wiring

|               |      |  |  |      |    |   |  |  |
|---------------|------|--|--|------|----|---|--|--|
| Thermoplastic | 100% |  |  | 2057 | ** | 1 |  |  |
|---------------|------|--|--|------|----|---|--|--|

## Motor Controllers

|                          |     |  |  |      |    |   |  |  |
|--------------------------|-----|--|--|------|----|---|--|--|
| Locally Mounted          | 20% |  |  | 2048 | ** | 5 |  |  |
| Variable Frequency Drive | 80% |  |  | 2048 | ** |   |  |  |

## Ground

## Grounding Devices

|         |      |  |  |      |    |   |         |  |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$1,100 |  |
|---------|------|--|--|------|----|---|---------|--|

## Lighting

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

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

| <b>Electrical</b>            |   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|---|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 96%   |                          |                       | 2039                      | **                    | 10                 | \$31,700              |                 |
|                              | <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>     |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout The Building</i>                               |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 2%  |                          |                       | 2039                      | **                    | 10                 | \$700                 |                 |
|                              | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Hallways</i>  |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 2%  |                          |                       | 2026                      | \$13,900              | 10                 | \$700                 |                 |
|                              | <i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Theatre</i>   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%   |                          |                       | 2039                      | **                    | 10                 | \$4,300               |                 |
| Exit, Service                | 50%   |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>     |   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 5%  |                          |                       | 2039                      | **                    | 10                 | \$200                 |                 |
|                              | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>  |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Front</i>   |                          |                       |                           |                       |                    |                       |                 |
| HID                          | 10%   |                          |                       | 2039                      | **                    | 10                 |                       |                 |
| No Component                 | 85%   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>       |   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%   |                          |                       | 2039                      | **                    | 1                  | \$4,000               |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Courtyard, 1st, 5th And 6th Floors</i>                    |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : CCTV Surveillance System.</i>                          |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |   |                          |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 30%   |                          |                       | 2039                      | **                    | 1-3                | \$6,700               |                 |
|                              | <i>Other Observation, Extent : Light, Area Affected : 100%</i>          |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Location : Throughout Building</i>                                   |                          |                       |                           |                       |                    |                       |                 |
|                              | <i>Explanation : Fire Alarm System Was Completed Two Years Ago.</i>     |                          |                       |                           |                       |                    |                       |                 |

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

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

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Furnace  | 15%               |                          |                       | 2036                      | **                    | 1                  | \$2,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Rooftop Package Units</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler   | 85%               |                          |                       | 2044                      | **                    | 1                  | \$15,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Units</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 85%               |                          |                       | 2047                      | **                    | 4                  | \$2,300               |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 10%               |                          |                       | 2044                      | **                    | 1                  | \$1,200               |                 |
| Fan Coil Unit/Heat   | 70%               |                          |                       | 2036                      | **                    | 1                  | \$8,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See 4-pipe Units Under Cooling Terminal Units</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Unit Heater - Hot Water  | 5%                |                          |                       | 2036                      | **                    |                    |                       |                 |
| No Component   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller  | 70%               |                          |                       | 2036                      | **                    | 1                  | \$11,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 New Unit. R-410a.</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling                                     | 20%               |                          |                       | 2036                      | **                    | 2                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Rooftop Package Units. R-410a Refrigerant</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit   | 5%                |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit   | 5%                |                          |                       | 2029                      | \$4,100               | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Theaters</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Tenant Provided</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 70%               |                          |                       | 2051                      | **                    | 4                  | \$1,900               |                 |
| No Component   | 30%               |                          |                       |                           |                       |                    |                       |                 |

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

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Terminal Devices   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Fan Coil - 2 Pipe     | 10%                   |                          |                           | 2031           | \$75,400              | 1                  | \$1,200               |
|  | Fan Coil - 4 Pipe     | 60%                   |                          |                           | 2036           | **                    | 1                  | \$7,000               |
|  | No Component          | 30%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| Distribution   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Ductwork/Diffusers    | 40%                   |                          |                           | LIFE           | **                    | 2-5                | \$12,700              |
|  | No Component          | 60%                   |                          |                           |                |                       |                    |                       |
| Exhaust Fans   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Interior              | 10%                   |                          |                           | 2036           | **                    | 2                  | \$100                 |
|  | Roof                  | 30%                   |                          |                           | 2036           | **                    | 2                  | \$300                 |
|  | No Component          | 60%                   |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Brass/Copper          | 100%                  | 4+                       | \$59,100                  | 2041           | **                    | 1                  |                       |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sidewalk Vault In Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Water Heater   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Electric              | 20%                   |                          |                           | 2026           | \$7,000               | 4                  | \$100                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 25 Gallons</i>  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Gas Fired             | 80%                   |                          |                           | 2026           | \$19,300              | 2                  | \$400                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 100 Gallons</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Sanitary Piping  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Cast Iron             | 100%                  | 4+                       | \$58,000                  | LIFE           | **                    | 1                  |                       |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sidewalk Vault In Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Storm Drain Piping   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Cast Iron             | 100%                  | 2-4                      | \$8,300                   | LIFE           | **                    | 1                  |                       |
| <i>Corroded, Extent : Moderate, Area Affected : 100%</i>                             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sidewalk Vault In Basement</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Sump Pump(s)   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Non-Submersible       | 100%                  |                          |                           | 2026           | \$6,000               | 4                  | \$1,100               |
| Fixtures   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Geared Traction       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 2 Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2051           | **                    | 1-5                | \$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.

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

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

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Fire Suppression  | Sprinkler             |                       |                          |                           |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          | 2051                      | **                    | 1-2                | \$10,100              |                 |
| Fire Pump         | Generic               | 100%                  |                          | 2040                      | **                    | 1                  | \$6,700               |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**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** : 984,949 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Oct-2019 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,17,24,25,36,38  
**Block** : 121 **Lot** : 1 **BIN** : 1001394

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$4,865,800           | \$2,903,200           |
| Interior Architecture | \$2,781,300           | \$6,316,700           |
| Electrical            | \$658,300             | \$10,264,800          |
| Mechanical            | \$14,716,700          | \$34,507,400          |
| Site Pavements        | \$48,800              |                       |
| <b>Total</b>          | <b>\$23,070,900</b>   | <b>\$53,992,000</b>   |
| Importance Code A     | \$4,865,800           | \$3,621,600           |
| Importance Code B     | \$16,867,300          | \$50,092,500          |
| Importance Code C     | \$1,337,800           | \$278,000             |
| <b>Total</b>          | <b>\$23,070,900</b>   | <b>\$53,992,000</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>     | <b>FY 2024</b>     | <b>FY 2025</b>     |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| Exterior Architecture | \$18,900           |                    |                    |                    |
| Interior Architecture | \$350,800          |                    |                    | \$301,900          |
| Electrical            | \$174,400          | \$134,700          | \$166,800          | \$142,300          |
| Mechanical            | \$1,027,400        | \$168,800          | \$275,300          | \$153,400          |
| Site Pavements        | \$52,200           |                    |                    |                    |
| Elevators/Escalators  | \$1,162,700        | \$1,162,700        | \$1,162,700        | \$1,162,700        |
| <b>Total</b>          | <b>\$2,786,300</b> | <b>\$1,466,100</b> | <b>\$1,604,700</b> | <b>\$1,760,200</b> |
| Importance Code A     | \$33,300           |                    |                    |                    |
| Importance Code B     | \$2,656,000        | \$1,466,100        | \$1,604,700        | \$1,745,800        |
| Importance Code C     | \$97,000           |                    |                    | \$14,500           |
| <b>Total</b>          | <b>\$2,786,300</b> | <b>\$1,466,100</b> | <b>\$1,604,700</b> | <b>\$1,760,200</b> |



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

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 1%         |                   |                | LIFE               | **             | 10          | \$145,900      |          |
| Cast Stone/Terra Cotta   | 2%         |                   |                | LIFE               | **             | 5           | \$291,900      |          |
| Masonry: Granite   | 97%        | Now               | \$2,570,500    | LIFE               | **             | 5           | \$679,500      |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : West Facade At Window Lintels. Floors 2, 3, 6 And Breezeway.</i> |            |                   |                |                    |                |             |                |          |
| <i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower Walls Between 36th And 38th Floors</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Cornice On East Elevation</i>                          |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 95%        | Now               | \$524,400      | 2039               | **             | 5           | \$106,400      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 30%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 25th Floor At Renovation Area</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 5%         | 0-2               | \$46,000       | 2039               | **             | 5           | \$35,000       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Entry Vestibule</i>  |            |                   |                |                    |                |             |                |          |
| <i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor On North Elevation</i>                                 |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick Cavity  | 35%        |                   |                | LIFE               | **             | 5-10        | \$99,600       |          |
| Masonry: Granite   | 65%        |                   |                | LIFE               | **             | 5-10        | \$373,500      |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 15%        |                   |                | 2036               | **             | 10          | \$29,800       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 26th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Painted Surface</i>   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 65%        | Now               | \$56,300       | 2031               | \$1,125,300    |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 5%</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Water Was Present Inside Blisters</i>                         |            |                   |                |                    |                |             |                |          |
| Panel/Paver: Cer/Brk   | 20%        | Now               | \$57,700       | 2041               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Chiller Room In Sub-basement - From Con Edison Vault</i>    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Efflorescence - East Plaza At Grade</i>                          |            |                   |                |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 1%         | 4+                | \$96,700       | LIFE               | **             | 5           | \$13,200       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower Soffit On 38th Floor</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Soffits</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually A Guastavino Terracotta Tile</i>    |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 44%        |                   |                | LIFE               | **             | 5           | \$1,157,800    |          |
| Masonry: Granite  | 15%        |                   |                | LIFE               | **             | 5           | \$37,900       |          |
| Pre-Cast Concrete   | 40%        |                   |                | LIFE               | **             | 5           | \$437,900      |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        |                   |                | 2027               | \$6,637,900    | 3           | \$884,500      |          |
| Cast in Place Concrete  | 10%        | 4+                | \$36,100       | LIFE               | **             | 5           | \$322,500      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement And 38th Floor</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Pump Room, Old Subway Station</i>                       |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement At Generator Room</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Staining/discoloring</i>                             |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 2%         |                   |                | 2040               | **             | 5           | \$29,500       |          |
| Mosaic Tile   | 15%        |                   |                | 2036               | **             | 5           | \$552,800      |          |
| <i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$66,300       |          |
| Terrazzo  | 10%        |                   |                | LIFE               | **             | 5           | \$230,300      |          |
| Vinyl Tile  | 28%        |                   |                | 2031               | \$4,126,800    | 3           | \$206,400      |          |
| No Component  | 2%         |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : South Wing Of 25th Floor</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Construction</i>                               |            |                   |                |                    |                |             |                |          |

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

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 3%         | Now               | \$430,800      | LIFE               |                | **          |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Pump Room, Old Subway Station</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 15%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement At Refrigeration Emergency Generator Room</i> |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement At Refrigeration Emergency Generator Room</i> |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 3%         |                   |                | 2040               | **             | 5           | \$29,000       |          |
| Concrete Masonry Unit  | 5%         |                   |                | LIFE               | **             | 5           | \$38,600       |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, Electircal Room</i>                              |            |                   |                |                    |                |             |                |          |
| Glass: Single Pane   | 3%         |                   |                | LIFE               | **             | 5           | \$43,400       |          |
| Gypsum Board   | 29%        |                   |                | LIFE               | **             | 5-10        | \$475,800      |          |
| Masonry: Brick   | 5%         | Now               | \$442,500      | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th To 38th Floor Tower</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Pump Room</i>  |            |                   |                |                    |                |             |                |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 2%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th To 38th Floor Tower</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 36th To 38th Floor Tower</i>                               |            |                   |                |                    |                |             |                |          |
| Metal: Cage/Fence  | 2%         |                   |                | LIFE               | **             | 10          | \$3,900        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Elevator Lobbies</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Decorative Metal Grilles</i>                            |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 10%        |                   |                | LIFE               | **             | 10          | \$38,600       |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : 25th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 3%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 25th Floor</i>   |            |                   |                |                    |                |             |                |          |
| Plaster  | 38%        | Now               | \$69,200       | LIFE               | **             | 5           | \$110,000      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 38th Floor</i>   |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair To 26 And 38th Floor</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 38th Floor</i>   |            |                   |                |                    |                |             |                |          |

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Estimates are rounded to the nearest hundred dollars.

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

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

| Architecture           | Current Repair   |                   |                | Future Replacement |                | Maintenance |                | Priority |
|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>        |  |                   |                |                    |                |             |                |          |
| Interior Walls         |  |                   |                |                    |                |             |                |          |
| No Component           | 2%   |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                   |                |                    |                |             |                |          |
|                        | <i>Location : South Wing On 25th Floor</i>                                 |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Undr Construction</i>                                     |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>        |  |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 14%  |                   |                | 2036               | **             | 5           | \$258,000      |          |
| AcousTileSusp.Lay-In   | 35%  |                   |                | 2044               | **             | 5           | \$516,000      |          |
| Exposed Concrete       | 5%   | Now               | \$836,600      | LIFE               | **             | 5           | \$11,500       |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Areas In Sub-basement</i>                            |                   |                |                    |                |             |                |          |
|                        | <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>       |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Areas In Sub-basement</i>                            |                   |                |                    |                |             |                |          |
|                        | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 15%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Areas In Sub-basement</i>                            |                   |                |                    |                |             |                |          |
|                        | <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : Various Areas In Sub-basement</i>                            |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Severe, Area Affected : 5%</i>              |                   |                |                    |                |             |                |          |
|                        | <i>Location : Sub-basement Corridor Adjacent To Oil Tank Room</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Spalling Concrete</i>                                     |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| Gypsum Board           | 2%   |                   |                | LIFE               | **             | 5-10        | \$101,400      |          |
| Masonry: Marble        | 2%   |                   |                | LIFE               | **             | 1           |                |          |
| Plaster                | 40%  | Now               | \$182,000      | LIFE               | **             | 5           | \$368,500      |          |
|                        | <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>           |                   |                |                    |                |             |                |          |
|                        | <i>Location : 38th Floor</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Loose/Delam Surface, Extent : Moderate, Area Affected : 1%</i>          |                   |                |                    |                |             |                |          |
|                        | <i>Location : 38th Floor</i>   |                   |                |                    |                |             |                |          |
|                        | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 1%</i>         |                   |                |                    |                |             |                |          |
|                        | <i>Location : 38th Floor</i>   |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| No Component           | 2%   |                   |                |                    |                |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 0%</i>               |                   |                |                    |                |             |                |          |
|                        | <i>Location : South Wing Of 25th Floor</i>                                 |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : Under Construction</i>                                    |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>  |  |                   |                |                    |                |             |                |          |
| Fence/Gates            |  |                   |                |                    |                |             |                |          |
| Iron Picket            | 100%   |                   |                | 2051               | **             |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| Free Standing Walls    |  |                   |                |                    |                |             |                |          |
| Cast in Place Concrete | 15%  |                   |                | 2051               | **             |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                |                    |                |             |                |          |
|                        | <i>Location : Colonnade At Entrance</i>                                    |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : This Is Actually Pre-cast Concrete At Column Capitals</i> |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone    | 85%  |                   |                | 2041               | **             |             |                |          |
|                        | <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                |                    |                |             |                |          |
|                        | <i>Location : Colonnade At Entrance</i>                                    |                   |                |                    |                |             |                |          |
|                        | <i>Explanation : This Is Actually Granite</i>                              |                   |                |                    |                |             |                |          |
| <hr/>                  |  |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>  |  |                   |                |                    |                |             |                |          |

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MUNICIPAL BUILDING**  
**Asset # : 2071**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 40%               | Now                      | \$48,800              | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Of Building By Subway Entrance</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 20%               | Now                      | \$31,700              | LIFE                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance Steps On East Elevation</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Entry</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance Steps On East Elevation</i>                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Entry</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone  | 40%               | Now                      | \$20,500              | 2034                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southwest Corner Of Building</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2051                      | **                    | 5                  | \$4,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 50%               |                          |                       | 2029                      | \$9,300               | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 50%               |                          |                       | 2044                      | **                    | 5                  | \$1,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 10%               |                          |                       | 2031                      | \$160,900             | 5                  | \$400                 |                 |
| Molded Case Bkrs   | 70%               |                          |                       | 2051                      | **                    | 5                  | \$18,200              |                 |
| Molded Case Bkrs   | 20%               |                          |                       | 2041                      | **                    | 5                  | \$5,200               |                 |

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

| <b>Electrical</b>  |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Raceway</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Busway                   | 5%                    |                          |                           | 2036           | **                    | 1                  |                       |
|  | Conduit                  | 40%                   |                          |                           | 2031           | \$741,300             | 1                  |                       |
|  | Conduit                  | 50%                   |                          |                           | 2051           | **                    | 1                  |                       |
|  | Conduit                  | 5%                    | 0-2                      | \$92,700                  | 2061           | **                    | 1                  |                       |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>           |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sub-basement Corridor (Diesel Tank Area)</i>       |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Panelboards</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fused Disc Sw            | 5%                    |                          |                           | 2047           | **                    | 5                  | \$1,100               |
|  | Molded Case Bkrs         | 45%                   |                          |                           | 2030           | \$656,500             | 5                  | \$11,700              |
|  | Molded Case Bkrs         | 50%                   |                          |                           | 2047           | **                    | 5                  | \$13,000              |
| <b>Wiring</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Braided Cloth            | 15%                   | 2-4                      | \$429,600                 | 2056           | **                    | 1                  |                       |
| <i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>    |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout The Building</i>                        |                          |                       |                          |                           |                |                       |                    |                       |
|  | Busway                   | 5%                    |                          |                           | 2036           | **                    | 1                  |                       |
|  | Thermoplastic            | 25%                   |                          |                           | 2041           | **                    | 1                  |                       |
|  | Thermoplastic            | 55%                   |                          |                           | 2051           | **                    | 1                  |                       |
| <b>Motor Controllers</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Locally Mounted          | 10%                   |                          |                           | 2029           | \$3,500               | 5                  | \$700                 |
|  | Locally Mounted          | 50%                   |                          |                           | 2044           | **                    | 5                  | \$3,300               |
|  | Motor Control Center     | 20%                   |                          |                           | 2029           | \$360,100             | 5                  | \$5,400               |
|  | Variable Frequency Drive | 10%                   |                          |                           | 2036           | **                    |                    |                       |
|  | Variable Frequency Drive | 5%                    |                          |                           | 2051           | **                    |                    |                       |
| <i>Not Functioning, Extent : Light, Area Affected : 100%</i>     |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Mechanical Room</i>                                |                          |                       |                          |                           |                |                       |                    |                       |
|  | Variable Frequency Drive | 5%                    |                          |                           | 2029           | \$1,700               |                    |                       |
| <b>Ground</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Generic                  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$28,900              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>                                       |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Grounding System Installed In 2019.</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Stand-by Power</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Automatic                | 100%                  |                          |                           | 2044           | **                    | 1                  | \$303,000             |
| <b>Generators</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Diesel                   | 100%                  |                          |                           | 2040           | **                    | 1                  | \$381,400             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Generator Room</i>                                 |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Emergency Generator Rated At 1352 Kilowatts</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Lead/Acid                | 100%                  |                          |                           | 2025           | \$1,800               | 5                  | \$36,500              |

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

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 50%               |                          |                       | 2047                      | **                    | 5                  | \$91,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room In Basement</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 550 Gallon Capacity</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 50%               |                          |                       | 2059                      | **                    | 5                  | \$14,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 15,000 Gallons Rated Capacity</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 70%               |                          |                       | 2031                      | \$4,618,200           | 10                 | \$632,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2026                      | \$659,700             | 10                 | \$90,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2031                      | \$659,700             | 10                 | \$90,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors And Basement</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lamps</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2036                      | **                    | 10                 | \$45,200              |                 |
| <i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Upper Floors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 5%                |                          |                       | 2039                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 40%               |                          |                       | 2031                      | \$624,800             | 10                 | \$95,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Some Lighting Fixtures Are Equipped With Battery Pack</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 10%               |                          |                       | 2036                      | **                    | 10                 | \$23,800              |                 |
| Exit, Battery  | 50%               |                          |                       | 2036                      | **                    | 10                 | \$33,200              |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 20%               |                          |                       | 2031                      | \$874,800             | 10                 | \$600                 |                 |
| LED  | 10%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 30%               |                          |                       | 2036                      | **                    | 1                  | \$110,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Corridors</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Camera System</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

## Alarm

Fire/Smoke Detection  
Generic, Digital

100%

2039

\* \*

1-3

\$607,000

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

*Location : Throughout The Building*

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

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

## Heating

Energy Source  
Utility Steam

100%

2041

\* \*

1

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

*Location : Sub-basement Steam Room*

*Explanation : From Con Edison*

Conversion Equipment  
Pres. Reducing  
Valve/LP Steam

100%

0-2

\$14,400

2027

\$718,400

5

\$29,200

*Controller Not Working, Extent : Severe, Area Affected : 100%*

*Location : Control Valves In Basement*

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

*Location : Basement*

*Explanation : 2 Units For Dual Temperature Loop Serving Adjacent Buildings*

## Distribution

Steam Piping/Pump

100%

2-4

\$1,439,000

2031

\$4,796,500

*Corroded, Extent : Severe, Area Affected : 10%*

*Location : Piping In Basement*

*On Extended Life, Extent : Severe, Area Affected : 5%*

*Location : Vacuum Pumps In Basement*

*Steam Traps Faulty, Extent : Severe, Area Affected : 30%*

*Location : Basement*

## Terminal Devices

Convactor/Radiator

100%

2029

\$5,807,300

1

\$318,100

*Other Observation, Extent : Light, Area Affected : 10%*

*Location : Throughout*

*Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.*

## Air Conditioning

Energy Source  
Electricity

100%

2039

\* \*

1

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

| <b>Mechanical</b>  |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>  |                             |                       |                          |                           |                |                       |                    |                       |
| <b>Conversion Equipment</b>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Absorption Chiller/Steam/HW | 5%                    |                          |                           | 2034           | **                    | 1                  | \$53,300              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sub-basement</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 3 Units</i>   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Centrifugal, Elec Chiller   | 20%                   |                          |                           | 2034           | **                    | 1                  | \$213,200             |
|  | Interior Pkg Unit - Cooling | 10%                   | 0-2                      | \$811,200                 | 2025           | \$4,055,900           | 2                  | \$4,800               |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i>  |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Various Locations</i>  |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : End Of Useful Life</i>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Interior Pkg Unit - Cooling | 20%                   |                          |                           | 2029           | \$8,111,800           | 2                  | \$12,100              |
|  | Interior Pkg Unit - Cooling | 15%                   |                          |                           | 2025           | \$6,083,800           | 2                  | \$9,000               |
|  | Reciprocating Compr/Chiller | 20%                   |                          |                           | 2031           | \$1,841,400           | 1                  | \$91,400              |
|  | Split Unit                  | 5%                    |                          |                           | 2031           | \$1,157,800           |                    |                       |
|  | Window/Wall Unit            | 5%                    |                          |                           | 2026           | \$113,000             | 1                  |                       |
| <b>Distribution</b>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | CW & CHW Wtr Pipe/Pump      | 45%                   |                          |                           | 2041           | **                    | 4                  | \$21,800              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Chilled And Condenser Water Pumps And Piping</i>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | No Component                | 55%                   |                          |                           |                |                       |                    |                       |
| <b>Terminal Devices</b>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Fan Coil - 2 Pipe           | 30%                   |                          |                           | 2031           | \$6,191,300           | 1                  | \$95,400              |
|  | No Component                | 70%                   |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Water Cooling Tower         | 45%                   | 0-2                      | \$370,500                 | 2029           | \$1,852,400           | 2                  | \$356,900             |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Induced Draft Cell Number At Roof</i>  |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 26th Floor Of Roof</i>   |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street.</i> |                             |                       |                          |                           |                |                       |                    |                       |
|  | No Component                | 55%                   |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>   |                             |                       |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Ductwork/Diffusers          | 90%                   |                          |                           | LIFE           | **                    | 2-5                | \$782,600             |
|  | No Component                | 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. \*\* Replacement cost estimated to be beyond ten years is not included in this report.*

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

| <b>Mechanical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| Exhaust Fans  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Interior              | 20%                   |                          |                           | 2031           | \$771,900             | 2                  | \$6,000               |
|   | No Component          | 80%                   |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout Mechanical Rooms</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Component Accounted For Under The Cooling Section Of This Report</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Brass/Copper          | 100%                  | 0-2                      | \$808,600                 | 2041           | * *                   | 1                  |                       |
| <i>Leak Evident, Extent : Severe, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Mains Rotting At North End Of Basement.</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Water Heater</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Electric              | 35%                   |                          |                           | 2026           | \$334,500             | 4                  | \$3,000               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Bathrooms Throughout</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Pipe Mounted Water Heater At Sinks And Lavatories</i>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | No Component          | 65%                   |                          |                           |                |                       |                    |                       |
| <b>HW Heat Exchanger</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Steam Fired           | 30%                   |                          |                           | 2031           | \$518,200             | 4                  | \$43,800              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement And 27th Floor</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.</i>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Steam Fired           | 35%                   |                          |                           | 2041           | * *                   | 4                  | \$34,100              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Plate Heat Exchanger Using Steam Condensate With Low Pressure Steam As Back Up Replaces Steam Fired Shell And Tube Heat Exchangers To Serve Low And Intermediate Zones</i> |                       |                       |                          |                           |                |                       |                    |                       |
|   | No Component          | 35%                   |                          |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Cast Iron             | 100%                  | 4+                       | \$1,587,800               | LIFE           | * *                   | 1                  |                       |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Storm Drain Piping</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Cast Iron             | 100%                  | Now                      | \$45,200                  | LIFE           | * *                   | 1                  |                       |
| <i>Blockage /Clogged, Extent : Severe, Area Affected : 2%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 5th Floor Ledge</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Sump Pump(s)</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Non-Submersible       | 100%                  |                          |                           | 2031           | \$165,400             | 4                  | \$31,200              |
| <b>Sewage Ejector(s)</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Electric              | 100%                  |                          |                           | 2026           | \$312,400             | 4                  | \$58,800              |

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

| <b>Mechanical</b>         |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>           |                       |                       |   |                           |                |                       |                    |                       |
|                           | Backflow Preventer    |                       |   |                           |                |                       |                    |                       |
|                           | Generic               | 100%                  |   |                           | 2031           | \$275,700             | 1                  | \$60,300              |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Basement</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : In Basement</i>  |                           |                |                       |                    |                       |
| <hr/>                     |                       |                       |   |                           |                |                       |                    |                       |
|                           | Fixtures              |                       |   |                           |                |                       |                    |                       |
|                           | Generic               | 100%                  |   |                           |                |                       |                    |                       |
| <hr/>                     |                       |                       |   |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                       |                       |   |                           |                |                       |                    |                       |
| <b>Elevators</b>          |                       |                       |   |                           |                |                       |                    |                       |
|                           | Geared Traction       | 100%                  |   |                           | LIFE           |                       | **                 |                       |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : 16 Units From 1st To 15th Floor, 8 Units From 15th To 24th Floor, 4 Units From 16th To 25th Floor, 2 Service Units From 1st To 25th Floor, 1 Tower Unit From 24th To 36th Floor</i> |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition</i>  |                           |                |                       |                    |                       |
| <hr/>                     |                       |                       |   |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                       |                       |   |                           |                |                       |                    |                       |
| <b>Standpipe</b>          |                       |                       |   |                           |                |                       |                    |                       |
|                           | Generic               | 100%                  |   |                           | 2041           |                       | **                 | 1-5                   |
| <hr/>                     |                       |                       |   |                           |                |                       |                    |                       |
| <b>Sprinkler</b>          |                       |                       |   |                           |                |                       |                    |                       |
|                           | No Component          | 40%                   |   |                           |                |                       |                    |                       |
|                           | Generic               | 10%                   | 0-2   | \$106,200                 | 2031           | \$1,062,200           | 1-2                | \$23,900              |
|                           |                       |                       | <i>Corroded, Extent : Moderate, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Piping Rusting Near Filter Room In Basement</i>   |                           |                |                       |                    |                       |
|                           | Generic               | 50%                   |   |                           | 2041           |                       | **                 | 1-2                   |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Throughout</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated</i>  |                           |                |                       |                    |                       |

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : NYC EMERGENCY MANAGEMENT HEADQUARTERS  
**Address** : 165 CADMAN PLAZA EAST  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0069.000 / 14126 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 67,531 **Project Type** : REAL PROPERTY  
**Date of Survey** : 14-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 85 **Lot** : 6 **BIN** : 3000172

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$160,300             | \$555,400             |
| Interior Architecture | \$56,300              |                       |
| Electrical            |                       | \$55,700              |
| Mechanical            |                       | \$228,700             |
| <b>Total</b>          | <b>\$216,700</b>      | <b>\$839,900</b>      |
| Importance Code A     | \$160,300             | \$555,400             |
| Importance Code B     |                       | \$284,500             |
| Importance Code C     | \$56,300              |                       |
| <b>Total</b>          | <b>\$216,700</b>      | <b>\$839,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$40,300         |                 |                 |                 |
| Interior Architecture | \$113,700        |                 | \$19,200        | \$12,700        |
| Electrical            | \$17,000         | \$7,600         | \$9,700         | \$7,600         |
| Mechanical            | \$34,100         | \$13,300        | \$18,600        | \$14,900        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$213,000</b> | <b>\$28,800</b> | <b>\$55,300</b> | <b>\$43,100</b> |
| Importance Code A     | \$43,700         | \$3,300         | \$3,300         | \$3,300         |
| Importance Code B     | \$149,200        | \$25,500        | \$52,000        | \$38,100        |
| Importance Code C     | \$20,100         |                 |                 | \$1,700         |
| <b>Total</b>          | <b>\$213,000</b> | <b>\$28,800</b> | <b>\$55,300</b> | <b>\$43,100</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Metal, Corrugated   | 10%        |                   |                | 2051               | **             | 1           |                |          |
| Metal/Glass Curt Wall   | 5%         |                   |                | LIFE               | **             | 5           | \$9,600        |          |
| Metal Panel   | 5%         |                   |                | 2051               | **             | 5-10        | \$17,700       |          |
| Panel: Limestone  | 80%        | Now               | \$97,300       | LIFE               | **             | 5           | \$30,800       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Loading Dock</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : South Facade, East Facade</i>                         |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 97%        |                   |                | 2047               | **             | 5           | \$15,700       |          |
| Metal Louvers   | 3%         |                   |                | 2040               | **             | 10          | \$3,000        |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 5%         |                   |                | 2051               | **             | 5           | \$4,500        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Balconies - South Facade</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Actually Single Pane Glass</i>                     |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 60%        |                   |                | 2051               | **             | 5           | \$53,400       |          |
| Metal Rail  | 25%        |                   |                | 2044               | **             | 5-10        | \$103,900      |          |
| Panel: Limestone  | 10%        |                   |                | LIFE               | **             | 5-10        | \$19,900       |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 100%       | Now               | \$10,300       | 2031               |                |             | \$514,600      |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Under Cooling Fans</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Paver Block Ballast, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : At Downspouts And Within Paver Joints</i>             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Under Cooling Fans</i>                                |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 60%        |                   |                | 2051               | **             | 5-10        |                |          |
| Stucco Cement   | 40%        |                   |                | 2044               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        |                   |                | 2030               |                | 3           | \$45,500       |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$44,200       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Epoxy Coating</i>                                  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%         |                   |                | 2040               | **             | 5           | \$3,000        |          |
| Raised Access Floor   | 5%         |                   |                | 2040               | **             | 5           | \$19,000       |          |
| Sheet Vinyl/Rubber  | 20%        |                   |                | 2036               | **             | 5           | \$30,300       |          |
| Vinyl Tile  | 32%        |                   |                | 2036               | **             | 3           | \$12,100       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2040                      | **                    | 5                  | \$3,400               |                 |
| Glass: Single Pane  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$10,200              |                 |
| Gypsum Board  | 75%               |                          |                       | LIFE                      | **                    | 5-10               | \$87,000              |                 |
| Granite Panels  | 5%                |                          |                       | LIFE                      | **                    | 10                 | \$1,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor, Lobby</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Component Is Actually Slate Panels</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| Wood  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$27,300              |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 60%               | Now                      | \$10,600              | 2044                      | **                    | 5                  | \$30,300              |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Entrance To Command Center - 3rd Floor</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 25%               |                          |                       | LIFE                      | **                    | 5-10               | \$31,600              |                 |
| Gypsum Board  | 15%               |                          |                       | LIFE                      | **                    | 5-10               | \$52,100              |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket   | 85%               |                          |                       | 2051                      | **                    |                    |                       |                 |
| Aluminum Rail   | 15%               |                          |                       | 2044                      | **                    | 5-10               |                       |                 |
| <b>Free Standing Walls</b>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone   | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Loading Dock Area At Rear</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is Actually A Limestone Clad Wall</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2066                      | **                    |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 75%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| Cast in Place Concrete  | 25%               |                          |                       | 2044                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2051                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two Main Service Disconnect Switch Rated At 4,000 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 90%               |                          |                       | 2051                      | **                    | 5                  | \$300                 |                 |
| Molded Case Bkrs   | 10%               |                          |                       | 2051                      | **                    | 5                  | \$200                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2047                      | **                    | 5                  | \$1,800               |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2051                      | **                    | 1                  |                       |                 |
| Motor Controllers  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 20%               |                          |                       | 2044                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center   | 70%               |                          |                       | 2044                      | **                    | 5                  | \$1,300               |                 |
| Variable Frequency Drive   | 10%               |                          |                       | 2044                      | **                    |                    |                       |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$2,000               |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic  | 100%              |                          |                       | 2044                      | **                    | 1                  | \$20,800              |                 |
| Generators   |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2040                      | **                    | 1                  | \$26,200              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Batteries  |                   |                          |                       |                           |                       |                    |                       |                 |
| Nickel Cadmium   | 100%              |                          |                       | 2026                      | \$1,600               | 5                  | \$15,100              |                 |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 100%              |                          |                       | 2059                      | **                    | 5                  | \$2,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8,000 Gallons Rated Capacity</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 70%               |                          |                       | 2036                      | **                    | 10                 | \$43,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2036                      | **                    | 10                 | \$6,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-5 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2036                      | **                    | 10                 | \$6,200               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Corridors And Stair Case</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED  | 10%               |                          |                       | 2036                      | **                    |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

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

**Lighting**

Egress Lighting

Emergency, Service

50%

2036

\*\*

1

Exit, LED

50%

2059

\*\*

1

Exterior Lighting

HID

20%

2036

\*\*

10

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

*Location : Outside Perimeter*

*Explanation : Operated Via Timer*

No Component

80%

**Alarm**

Security System

No Component

30%

Generic

70%

2036

\*\*

1

\$17,700

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

*Location : Public Spaces And Outside*

*Explanation : Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2036

\*\*

1-3

\$12,500

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

*Location : Throughout The Building*

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

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

**Heating**

Energy Source

Interruptible Gas/Dual

100%

2057

\*\*

1

Fuel

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

*Location : Basement With Retaining Wall Around The Tank*

*Explanation : One 8,000 Gallon Oil Tank*

Conversion Equipment

Hot Water Boiler

100%

2048

\*\*

1

\$33,400

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

*Location : Basement Boiler Room*

*Explanation : Two Dual Fuel Hot Water Boilers*

Distribution

Hot Wtr Piping/Pump

100%

2053

\*\*

4

\$3,300

Terminal Devices

Air Handler

70%

2036

\*\*

1

\$29,200

Convactor/Radiator

30%

2044

\*\*

1

\$6,500

**Air Conditioning**

Energy Source

Electricity

100%

2053

\*\*

1

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| <b>Mechanical</b>           |                                | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-----------------------------|--------------------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>               | <b>Component Type</b>          | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>     |                                |  |                          |                           |                |                       |                    |                       |
| <b>Conversion Equipment</b> |                                |  |                          |                           |                |                       |                    |                       |
|                             | Interior Pkg Unit - Cooling    | 5%   |                          |                           | 2032           | **                    | 2                  | \$200                 |
|                             |                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Location : Computer Room</i>                                    |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Explanation : 2 Units</i>                                       |                          |                           |                |                       |                    |                       |
|                             | Ext Pkg Unit - Heating/Cooling | 90%  |                          |                           | 2036           | **                    | 2                  | \$3,700               |
|                             |                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Location : Roof</i>   |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Explanation : 3 Units</i>                                       |                          |                           |                |                       |                    |                       |
|                             | Split Unit                     | 5%   |                          |                           | 2031           | \$73,100              |                    |                       |
|                             |                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Location : Audio Visual Rooms And Roof</i>                      |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Explanation : 2 Units Serve Audio Visual Rooms</i>              |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                                |  |                          |                           |                |                       |                    |                       |
|                             | CW & CHW Wtr Pipe/Pump         | 5%   |                          |                           | 2051           | **                    | 4                  | \$200                 |
|                             |                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Location : Basement</i>   |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Explanation : Glycol Water Pumps Associated With Dry Cooler</i> |                          |                           |                |                       |                    |                       |
|                             | No Component                   | 95%  |                          |                           |                |                       |                    |                       |
| <b>Heat Rejection</b>       |                                |  |                          |                           |                |                       |                    |                       |
|                             | Dry Cooler                     | 5%   |                          |                           | 2031           | \$18,600              | 2                  | \$2,400               |
|                             | No Component                   | 95%  |                          |                           |                |                       |                    |                       |
| <b>Ventilation</b>          |                                |  |                          |                           |                |                       |                    |                       |
| <b>Distribution</b>         |                                |  |                          |                           |                |                       |                    |                       |
|                             | Ductwork/Diffusers             | 100%   |                          |                           | LIFE           | **                    | 2-5                | \$59,600              |
| <b>Exhaust Fans</b>         |                                |  |                          |                           |                |                       |                    |                       |
|                             | Roof                           | 100%   |                          |                           | 2031           | \$113,800             | 2                  | \$2,100               |
| <b>Plumbing</b>             |                                |  |                          |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>     |                                |  |                          |                           |                |                       |                    |                       |
|                             | Brass/Copper                   | 100%   |                          |                           | 2051           | **                    | 1                  |                       |
| <b>Water Heater</b>         |                                |  |                          |                           |                |                       |                    |                       |
|                             | Gas Fired                      | 100%   |                          |                           | 2026           | \$41,800              | 2                  | \$1,000               |
|                             |                                | <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Location : Basement</i>   |                          |                           |                |                       |                    |                       |
|                             |                                | <i>Explanation : Two 150-gallon Units</i>                          |                          |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>      |                                |  |                          |                           |                |                       |                    |                       |
|                             | Cast Iron                      | 100%   |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b>   |                                |  |                          |                           |                |                       |                    |                       |
|                             | Cast Iron                      | 100%   |                          |                           | LIFE           | **                    | 1                  |                       |
| <b>Backflow Preventer</b>   |                                |  |                          |                           |                |                       |                    |                       |
|                             | Generic                        | 100%   |                          |                           | 2036           | **                    | 1                  | \$4,100               |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| <b>Mechanical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing  | Fixtures              |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <i>Low Consumption Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Throughout</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| Vertical Transport  | Elevators             |                       |                          |                           |                |                       |                    |                       |
|   | Hydraulic             | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement To 3rd Floor</i>                               |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two Units</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression  | Standpipe             |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | 2051           | **                    | 1-5                | \$34,000              |
|   | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | 2051           | **                    | 1-2                | \$18,900              |
|   | Fire Pump             |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | 2040           | **                    | 1                  | \$12,600              |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**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** : 16-Jan-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,9,Ph  
**Block** : 8 **Lot** : 70 **BIN** : 5000085

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$846,200             | \$1,449,900           |
| Interior Architecture | \$249,400             | \$1,482,000           |
| Electrical            |                       | \$189,500             |
| Mechanical            | \$1,275,800           | \$6,777,400           |
| Site Pavements        | \$380,500             |                       |
| <b>Total</b>          | <b>\$2,751,800</b>    | <b>\$9,898,700</b>    |
| Importance Code A     | \$846,200             | \$1,449,900           |
| Importance Code B     | \$1,325,500           | \$8,361,700           |
| Importance Code C     | \$580,100             | \$87,200              |
| <b>Total</b>          | <b>\$2,751,800</b>    | <b>\$9,898,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$22,600         |                 | \$9,000          |                  |
| Interior Architecture | \$159,200        |                 | \$5,700          | \$57,000         |
| Electrical            | \$20,000         | \$16,000        | \$19,500         | \$16,100         |
| Mechanical            | \$73,200         | \$39,800        | \$73,000         | \$33,300         |
| Site Enclosure        | \$900            |                 |                  |                  |
| Site Pavements        | \$25,800         |                 |                  |                  |
| Elevators/Escalators  | \$26,600         | \$26,600        | \$26,600         | \$26,600         |
| <b>Total</b>          | <b>\$328,400</b> | <b>\$82,500</b> | <b>\$133,700</b> | <b>\$133,100</b> |
| Importance Code A     | \$22,600         |                 | \$9,000          |                  |
| Importance Code B     | \$230,500        | \$82,500        | \$124,800        | \$125,800        |
| Importance Code C     | \$75,200         |                 |                  | \$7,300          |
| <b>Total</b>          | <b>\$328,400</b> | <b>\$82,500</b> | <b>\$133,700</b> | <b>\$133,100</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 20%        | Now               | \$454,900      | LIFE               | **             | 5           | \$46,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : West Elevation</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : North And South Elevations Of Penthouse</i>         |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 73%        |                   |                | LIFE               | **             | 5           | \$634,900      |          |
| Metal Panel   | 2%         |                   |                | 2051               | **             | 5-10        | \$31,900       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Metal Panel Cladding On East Elevation</i>       |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$17,400       |          |
| <b>Windows</b>  |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       |                   |                | 2039               | **             | 5           | \$18,000       |          |
| <b>Parapets</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5-10        | \$16,300       |          |
| Metal/Glass Curt Wall   | 30%        |                   |                | 2051               | **             | 5           | \$9,200        |          |
| Metal Panel   | 40%        |                   |                | 2041               | **             | 5           | \$12,300       |          |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%       |                   |                | 2026               | \$1,086,100    | 10          | \$73,900       |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| <b>Soffits</b>  |            |                   |                |                    |                |             |                |          |
| Glass: Special Gauge  | 10%        |                   |                | LIFE               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : East Elevation</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Awning Over Entry Area</i>                       |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 90%        |                   |                | 2036               | **             | 5           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : West Elevation</i>                                  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Exterior Balcony Soffits</i>                     |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |          |
| Carpet  | 30%        |                   |                | 2027               | \$943,200      | 3           | \$136,400      |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$99,500       |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$11,400       |          |
| Vinyl Tile  | 55%        |                   |                | 2031               | \$1,151,800    | 3           | \$62,500       |          |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 10%               | Now                      | \$39,800              | LIFE                      |                       | **                 |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : West Wall In Boiler Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile  | 5%                |                          |                       | 2040                      |                       | **                 | 5                     | \$14,500        |
| Concrete Masonry Unit   | 15%               |                          |                       | LIFE                      |                       | **                 | 5                     | \$34,900        |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stairwells, Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board  | 50%               |                          |                       | LIFE                      |                       | **                 | 5-10                  | \$247,000       |
| Plaster   | 20%               |                          |                       | LIFE                      |                       | **                 | 5-10                  | \$49,400        |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In  | 85%               |                          |                       | 2036                      |                       | **                 | 5                     | \$193,200       |
| Exposed Concrete  | 5%                |                          |                       | LIFE                      |                       | **                 | 5-10                  | \$14,200        |
| Exposed Struc: Steel  | 5%                |                          |                       | LIFE                      |                       | **                 | 10                    | \$22,700        |
| Gypsum Board  | 5%                |                          |                       | LIFE                      |                       | **                 | 5-10                  | \$39,100        |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link  | 100%              |                          |                       | 2031                      |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$900                 | 2051                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Walls At Parking Area And Adjacent To Generator</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2036                      |                       | **                 |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | Now                      | \$25,800              | 2036                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : East Elevation At Entry</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              | Now                      | \$380,500             | 2046                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Parking Area And Ramp</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Potholes, Extent : Moderate, Area Affected : 30%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Parking Area And Ramp</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Parking Area And Ramp</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| <b>Electrical</b>  |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| Service Equipment  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fused Disc Sw            | 100%                  |                          |                           | 2041           | **                    | 5                  | \$600                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 3,000 Amperes Main Disconnect Switch</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Switchgear / Switchboard</b>                                |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fused Disc Sw            | 70%                   |                          |                           | 2051           | **                    | 5                  | \$500                 |
|  | Fused Disc Sw            | 30%                   |                          |                           | 2031           | \$79,400              | 5                  | \$200                 |
| <b>Raceway</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Conduit                  | 80%                   |                          |                           | 2051           | **                    | 1                  |                       |
|  | Conduit                  | 20%                   |                          |                           | 2041           | **                    | 1                  |                       |
| <b>Panelboards</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fused Disc Sw            | 5%                    |                          |                           | 2039           | **                    | 5                  | \$200                 |
|  | Fused Disc Sw            | 5%                    |                          |                           | 2030           | \$12,100              | 5                  | \$200                 |
|  | Molded Case Bkrs         | 30%                   |                          |                           | 2039           | **                    | 5                  | \$1,200               |
|  | Molded Case Bkrs         | 60%                   |                          |                           | 2047           | **                    | 5                  | \$2,400               |
| <b>Wiring</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Thermoplastic            | 70%                   |                          |                           | 2051           | **                    | 1                  |                       |
|  | Thermoplastic            | 30%                   |                          |                           | 2041           | **                    | 1                  |                       |
| <b>Motor Controllers</b>                                       |                          |                       |                          |                           |                |                       |                    |                       |
|  | Locally Mounted          | 20%                   |                          |                           | 2036           | **                    | 5                  | \$200                 |
|  | Motor Control Center     | 70%                   |                          |                           | 2036           | **                    | 5                  | \$2,900               |
|  | Variable Frequency Drive | 10%                   |                          |                           | 2044           | **                    |                    |                       |
| <b>Ground</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| Grounding Devices  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Not Accessible           | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Stand-by Power</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| Transfer Switches  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Automatic                | 100%                  |                          |                           | 2044           | **                    | 1                  | \$46,200              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Electrical Room</i>                              |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Automatic Transfer Switch</i>                 |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Generators</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Diesel                   | 100%                  |                          |                           | 2040           | **                    | 1                  | \$58,100              |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Outside</i>                                      |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 275 Kilowatts</i>                         |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Lead/Acid                | 100%                  |                          |                           | 2024           | \$1,600               | 5                  | \$5,600               |
| <b>Fuel Storage</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Not Accessible           | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Lighting</b>  |                          |                       |                          |                           |                |                       |                    |                       |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 75%               |                          |                       | 2036                      | **                    | 10                 | \$103,200             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 5%                |                          |                       | 2036                      | **                    | 10                 | \$6,900               |                 |
| <i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Some Areas</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby, 8th And 7th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Lighting</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 48%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Emergency, Battery  | 2%                |                          |                       | 2036                      | **                    | 10                 | \$700                 |                 |
| Exit, LED   | 50%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 100%              |                          |                       | 2039                      | **                    |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 40%               |                          |                       | 2036                      | **                    | 1                  | \$22,400              |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 60%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 40%               |                          |                       | 2036                      | **                    | 1-3                | \$37,000              |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 100%              | 2-4                      | \$11,900              | 2047                      | **                    | 4                  | \$7,400               |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 15%</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Air Handling System Pump P-2. Basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 40%               |                          |                       | 2026                      | \$856,200             | 1                  | \$37,100              |                 |
| Convactor/Radiator  | 20%               |                          |                       | 2029                      | \$163,000             | 1                  | \$9,700               |                 |
| Fan Coil Unit/Heat  | 40%               |                          |                       | 2026                      | \$911,900             | 1                  | \$19,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 60%</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Serves Perimeter Of Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Dual Temperature Fan Coil Units</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 10%               |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| Natural Gas  | 90%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Absorption Chiller/Direct Fire   | 90%               | 0-2                      | \$56,700              | 2031                      | \$2,836,200           | 1                  | \$131,500             |                 |
| <i>Corroded, Extent : Severe, Area Affected : 30%</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chilled And Hot Water Flanged Connections To Piping At Units. Basement</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Double Effect Chiller - Heaters. Unit No 1 Of 3 In Repair</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling  | 10%               |                          |                       | 2025                      | \$569,100             | 2                  | \$900                 |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump   | 100%              |                          |                       | 2031                      | \$185,700             | 4                  | \$11,100              |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See Heating Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Cooler   | 10%               |                          |                       | 2026                      | \$82,800              | 2                  | \$10,400              |                 |
| Water Cooling Tower  | 90%               |                          |                       | 2025                      | \$519,900             | 2                  | \$135,900             |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$132,400             |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 90%               |                          |                       | 2026                      | \$487,400             | 2                  | \$4,100               |                 |
| Roof   | 10%               |                          |                       | 2026                      | \$25,300              | 2                  | \$500                 |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2031                      | \$1,134,700           | 1                  |                       |                 |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired  | 100%              |                          |                       | 2024                      | \$92,800              | 2                  | \$2,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 100- Gallon And 1 125- Gallon Unit</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sewage Ejector(s)</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 100%              |                          |                       | 2026                      | \$43,800              | 4                  | \$9,000               |                 |
| <b>Backflow Preventer</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2031                      | \$38,700              | 1                  | \$9,200               |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b>  |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|-----------------------|-----------------------|--------------------------|--|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing           | Fixtures              |                       |                          |  |                |                       |                    |                       |
|                    | Generic               | 100%                  |                          |  |                |                       |                    |                       |
| Vertical Transport | Elevators             |                       |                          |  |                |                       |                    |                       |
|                    | Geared Traction       | 100%                  |                          |  | LIFE           | **                    |                    |                       |
|                    |                       |                       |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                |                       |                    |                       |
|                    |                       |                       |                          | <i>Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st To 9th Floor</i> |                |                       |                    |                       |
|                    |                       |                       |                          | <i>Explanation : 3 Units</i>   |                |                       |                    |                       |
| Fire Suppression   | Standpipe             |                       |                          |  |                |                       |                    |                       |
|                    | Generic               | 100%                  |                          |  | 2041           | **                    | 1-5                | \$75,600              |
|                    | Sprinkler             |                       |                          |  |                |                       |                    |                       |
|                    | Generic               | 100%                  |                          |  | 2041           | **                    | 1-2                | \$42,000              |
|                    | Fire Pump             |                       |                          |  |                |                       |                    |                       |
|                    | Generic               | 100%                  |                          |  | 2034           | **                    | 1                  | \$28,000              |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : QUEENS BOROUGH HALL  
**Address** : 120-55 QUEENS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-417  
**Program / Asset #** : DGS0028.000 / 2039 **Yr Built/Renovated** : 1940 / 2005  
**Area Sq Ft** : 261,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 2274 **Lot** : 2 **BIN** : 4052812

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$829,900             | \$223,500             |
| Interior Architecture | \$427,500             | \$1,659,700           |
| Electrical            | \$372,600             | \$1,693,700           |
| Mechanical            | \$304,700             | \$3,184,100           |
| Site Pavements        | \$237,300             | \$1,553,100           |
| <b>Total</b>          | <b>\$2,172,100</b>    | <b>\$8,314,000</b>    |
| Importance Code A     | \$989,200             | \$223,500             |
| Importance Code B     | \$945,500             | \$6,360,800           |
| Importance Code C     | \$237,300             | \$1,729,700           |
| <b>Total</b>          | <b>\$2,172,100</b>    | <b>\$8,314,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$30,500         |                  | \$25,900         |                  |
| Interior Architecture | \$33,600         | \$4,500          | \$513,400        | \$24,700         |
| Electrical            | \$34,700         | \$66,600         | \$40,000         | \$33,700         |
| Mechanical            | \$75,500         | \$99,300         | \$121,300        | \$99,300         |
| Site Enclosure        | \$31,400         |                  |                  |                  |
| Site Pavements        | \$6,300          |                  |                  |                  |
| Elevators/Escalators  | \$3,900          | \$3,900          | \$3,900          | \$3,900          |
| <b>Total</b>          | <b>\$215,900</b> | <b>\$174,300</b> | <b>\$704,500</b> | <b>\$161,700</b> |
| Importance Code A     | \$56,300         | \$26,000         | \$51,800         | \$25,800         |
| Importance Code B     | \$133,100        | \$148,300        | \$652,700        | \$135,900        |
| Importance Code C     | \$26,500         |                  |                  |                  |
| <b>Total</b>          | <b>\$215,900</b> | <b>\$174,300</b> | <b>\$704,500</b> | <b>\$161,700</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| Architecture          |            | Current Repair    |   | Future Replacement |                | Maintenance |                | Priority |
|-----------------------|------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total | Fail Date (Years) | Estimated Cost  | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior              |            |                   |   |                    |                |             |                |          |
| Exterior Walls        |            |                   |   |                    |                |             |                |          |
| Fiberglass Panel      | 1%         |                   |   | 2041               | **             | 5           | \$8,200        |          |
| Masonry: Brick        | 86%        |                   |   | LIFE               | **             | 5           | \$187,700      |          |
|                       |            |                   | <i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>         |                    |                |             |                |          |
|                       |            |                   | <i>Location : Cultural Center</i>                                     |                    |                |             |                |          |
| Masonry: Limestone    | 10%        | Now               | \$129,200   | LIFE               | **             | 5           | \$16,400       |          |
|                       |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 5%</i>                |                    |                |             |                |          |
|                       |            |                   | <i>Location : Main Entrance</i>                                       |                    |                |             |                |          |
|                       |            |                   | <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |                    |                |             |                |          |
|                       |            |                   | <i>Location : Main Entrance</i>                                       |                    |                |             |                |          |
| Granite Panels        | 3%         |                   |   | LIFE               | **             | 5           | \$4,900        |          |
|                       |            |                   | <i>Recent Construction, Extent : Light, Area Affected : 4%</i>        |                    |                |             |                |          |
|                       |            |                   | <i>Location : Cultural Center</i>                                     |                    |                |             |                |          |
| Windows               |            |                   |   |                    |                |             |                |          |
| Aluminum              | 100%       |                   |   | 2044               | **             | 5           | \$71,600       |          |
|                       |            |                   | <i>Water Penetration, Extent : Light, Area Affected : 1%</i>          |                    |                |             |                |          |
|                       |            |                   | <i>Location : Stairwell Window</i>                                    |                    |                |             |                |          |
| Parapets              |            |                   |   |                    |                |             |                |          |
| Masonry: Brick        | 83%        | Now               | \$278,900   | LIFE               | **             | 5           | \$22,300       |          |
|                       |            |                   | <i>Painted Surfaces, Extent : Moderate, Area Affected : 50%</i>       |                    |                |             |                |          |
|                       |            |                   | <i>Location : Interior Face</i>                                       |                    |                |             |                |          |
|                       |            |                   | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Interior Face</i>                                       |                    |                |             |                |          |
|                       |            |                   | <i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>               |                    |                |             |                |          |
|                       |            |                   | <i>Location : Interior Face</i>                                       |                    |                |             |                |          |
| Masonry: Limestone    | 10%        | Now               | \$30,500  | LIFE               | **             | 5           | \$3,400        |          |
|                       |            |                   | <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |                    |                |             |                |          |
|                       |            |                   | <i>Location : Coping</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>  |                    |                |             |                |          |
|                       |            |                   | <i>Location : Coping</i>  |                    |                |             |                |          |
| Metal Rail            | 5%         |                   |   | 2041               | **             | 5-10        | \$24,300       |          |
| Granite Panels        | 2%         |                   |   | LIFE               | **             | 5           | \$600          |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 15%        |                   |                | 2045               | **             | 10          | \$42,800       |          |
| <i>Recent Construction, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Cultural Center</i>                                |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 75%        | Now               | \$343,200      | 2033               | **             |             |                |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : West Side</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                     |            |                   |                |                    |                |             |                |          |
| Single Ply Membrane  | 5%         |                   |                | 2036               | **             | 10          | \$7,800        |          |
| <i>Recent Construction, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Cultural Center</i>                                |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass  | 5%         |                   |                | 2054               | **             | 10          | \$25,900       |          |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Cultural Center</i>                                |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Glass: Special Gauge   | 25%        |                   |                | LIFE               | **             | 1           |                |          |
| Masonry: Limestone   | 75%        |                   |                | LIFE               | **             | 5           |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 10%        |                   |                | 2024               | \$495,400      | 3           | \$53,700       |          |
| 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               | \$1,155,100    | 3           | \$62,700       |          |
| Vinyl Tile 9" X 9"   | 10%        |                   |                | 2023               | \$427,500      | 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   |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates   |                   |                          |                       |                           |                       |                    |                       |                 |
| Chain Link  | 15%               |                          |                       | 2048                      |                       | **                 |                       |                 |
| Iron Picket   | 85%               | 0-2                      | \$20,300              | 2048                      |                       | **                 |                       |                 |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Free Standing Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 100%              |                          |                       | 2038                      |                       | **                 |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Retaining Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick  | 75%               | 0-2                      | \$10,300              | 2038                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone   | 25%               | 2-4                      | \$800                 | 2038                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 90%               |                          |                       | 2033                      |                       | **                 |                       |                 |
| Pavers/Stone  | 10%               |                          |                       | 2041                      |                       | **                 |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| On-Site Walkways  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 25%               | 0-2                      | \$6,300               | 2031                      | \$62,900              |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 50%               |                          |                       | 2041                      |                       | **                 |                       |                 |
| Pavers/Stone  | 25%               |                          |                       | 2031                      | \$303,600             |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              | 0-2                      | \$237,300             | 2031                      | \$1,186,700           |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Electrical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>  |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Service Equipment</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw         | 70%                   | 4+                       | \$159,300                 | 2058           | **                    | 5                  | \$400                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Old Electrical Room</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Old Electrical Room</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Signs Of Water Leaking Into Base Of Servie Equipment</i> |                       |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw         | 30%                   |                          |                           | 2048           | **                    | 5                  | \$300                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>         |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : New Electrical Room</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>           |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Switchgear / Switchboard</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw         | 60%                   |                          |                           | 2048           | **                    | 5                  | \$700                 |
|   | Molded Case Bkrs      | 40%                   |                          |                           | 2048           | **                    | 5                  | \$2,700               |
| <b>Raceway</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Conduit               | 80%                   |                          |                           | 2028           | \$546,500             | 1                  |                       |
|   | Conduit               | 20%                   |                          |                           | 2048           | **                    | 1                  |                       |
| <b>Panelboards</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Fused Disc Sw         | 5%                    |                          |                           | 2027           | \$25,900              | 5                  | \$300                 |
|   | Molded Case Bkrs      | 25%                   |                          |                           | 2027           | \$129,600             | 5                  | \$1,700               |
|   | Molded Case Bkrs      | 30%                   |                          |                           | 2036           | **                    | 5                  | \$2,100               |
|   | Molded Case Bkrs      | 40%                   |                          |                           | 2044           | **                    | 5                  | \$2,700               |
| <b>Wiring</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Braided Cloth         | 10%                   | 2-4                      | \$105,600                 | 2053           | **                    | 1                  |                       |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>           |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Old Section</i>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Thermoplastic         | 50%                   |                          |                           | 2048           | **                    | 1                  |                       |
|   | Thermoplastic         | 40%                   |                          |                           | 2038           | **                    | 1                  |                       |
| <b>Motor Controllers</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Locally Mounted       | 30%                   |                          |                           | 2026           | \$9,600               | 5                  | \$500                 |
|   | Locally Mounted       | 70%                   |                          |                           | 2041           | **                    | 5                  | \$1,200               |
| <b>Ground</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$3,800               |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Sub-basement In The Boiler Room</i>                         |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Metal Water Pipe</i>                                     |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Stand-by Power</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Automatic             | 100%                  |                          |                           | 2041           | **                    | 1                  | \$80,300              |
| <b>Generators</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Diesel                | 100%                  |                          |                           | 2037           | **                    | 1                  | \$101,100             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>            |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Outside The Building</i>                                    |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 810 Kilowatts Diesel Generator</i>                       |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Nickel Cadmium        | 100%                  |                          |                           | 2023           | \$1,600               | 5                  | \$58,200              |

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power<br>Fuel Storage<br>Main Tank                                  | 100%              |                          |                       | 2056                      | **                    | 5                  | \$7,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 4800 Gallon Capacity</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting<br>Interior Lighting<br>Fluorescent                                 | 55%               |                          |                       | 2028                      | \$886,000             | 10                 | \$131,700             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 40%               |                          |                       | 2033                      | **                    | 10                 | \$95,800              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And New Additions</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2033                      | **                    | 10                 | \$12,000              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Service  | 50%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| Exit, Service  | 50%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| Exterior Lighting<br>HID   | 30%               |                          |                       | 2033                      | **                    | 10                 | \$200                 |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Alarm<br>Security System<br>No Component                                     | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 10%               |                          |                       | 2033                      | **                    | 1                  | \$9,800               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 4th Floor Hallways Only</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                               |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Analog                                      | 100%              |                          |                       | 2033                      | **                    | 1-3                | \$160,800             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                               | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating<br>Energy Source<br>Interruptible Gas/Dual<br>Fuel | 100%              |                          |                       | 2038                      | **                    | 1                  |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 100%              |                          |                       | 2033                      | **                    | 1                  | \$258,500             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Queens Criminal Court, DA Office, And Queens House Of Detention</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Large Hps Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 10%               |                          |                       | 2044                      | **                    | 4                  | \$1,300               |                 |
| Central Plant Steam Piping/Pmp  | 90%               |                          |                       | 2048                      | **                    | 4                  | \$11,600              |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 20%               |                          |                       | 2033                      | **                    | 1                  | \$32,300              |                 |
| Convactor/Radiator  | 70%               |                          |                       | 2041                      | **                    | 1                  | \$59,000              |                 |
| Fan Coil Unit/Heat  | 10%               |                          |                       | 2033                      | **                    | 1                  | \$8,400               |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 80%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Natural Gas   | 20%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller   | 22%               |                          |                       | 2031                      | \$659,400             | 1                  | \$62,100              |                 |
| Reciprocating Compr/Chiller   | 18%               | Now                      | \$20,200              | 2028                      | \$404,600             | 1                  | \$19,600              |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit, Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 40%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Rotary Screw Compressors</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller   | 10%               |                          |                       | 2028                      | \$224,800             | 1                  | \$12,100              |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Natural Gas Engines Driving Compressors</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller   | 10%               | Now                      | \$112,400             | 2028                      | \$224,800             | 1                  | \$10,900              |                 |
| <i>Leak Evident, Extent : Severe, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 15%               |                          |                       | 2028                      | \$848,100             |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2 Units In Rear Yard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units One On Rooftop 2 In Rear Yard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit  | 25%               |                          |                       | 2023                      | \$138,000             | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Mechanical</b>         |  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---------------------------|--|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System</b>             | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |  |                       |                          |                           |                       |                    |                       |                 |
| <b>Distribution</b>       |  |                       |                          |                           |                       |                    |                       |                 |
|                           | CW & CHW Wtr   | 75%                   |                          | 2038                      | **                    | 4                  | \$14,500              |                 |
|                           | Pipe/Pump  |                       |                          |                           |                       |                    |                       |                 |
|                           | No Component   | 25%                   |                          |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Air Handler/Cool/Ht  | 75%                   |                          | 2033                      | **                    | 1                  | \$121,100             |                 |
|                           | No Component   | 25%                   |                          |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>     |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Air Cooled Condenser Unit                                      | 15%                   |                          | 2028                      | \$80,100              | 2                  | \$27,300              |                 |
|                           | Water Cooling Tower  | 60%                   |                          | 2029                      | \$603,100             | 2                  | \$157,600             |                 |
|                           | No Component   | 25%                   |                          |                           |                       |                    |                       |                 |
| <b>Ventilation</b>        |  |                       |                          |                           |                       |                    |                       |                 |
| <b>Distribution</b>       |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Ductwork/Diffusers   | 100%                  |                          | LIFE                      | **                    | 2-5                | \$145,500             |                 |
| <b>Exhaust Fans</b>       |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Interior   | 90%                   |                          | 2033                      | **                    | 2                  | \$7,200               |                 |
|                           | Roof   | 10%                   |                          | 2033                      | **                    | 2                  | \$800                 |                 |
| <b>Plumbing</b>           |  |                       |                          |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Brass/Copper   | 100%                  |                          | 2038                      | **                    | 1                  |                       |                 |
| <b>HW Heat Exchanger</b>  |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Steam Fired  | 100%                  |                          | 2048                      | **                    | 4                  | \$25,800              |                 |
| <b>Sanitary Piping</b>    |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Cast Iron  | 100%                  |                          | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b> |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Cast Iron  | 100%                  |                          | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>       |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Non-Submersible  | 100%                  |                          | 2028                      | \$40,400              | 4                  | \$5,500               |                 |
| <b>Backflow Preventer</b> |  |                       |                          |                           |                       |                    |                       |                 |
|                           | No Component   | 90%                   |                          |                           |                       |                    |                       |                 |
|                           | Generic  | 10%                   |                          | 2033                      | **                    | 1                  | \$1,600               |                 |
|                           | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Location : Basement</i>                                     |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Explanation : Serving Cooling Equipment</i>                 |                       |                          |                           |                       |                    |                       |                 |
| <b>Fixtures</b>           |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Generic  | 100%                  |                          |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b> |  |                       |                          |                           |                       |                    |                       |                 |
| <b>Elevators</b>          |  |                       |                          |                           |                       |                    |                       |                 |
|                           | Geared Traction  | 50%                   |                          | LIFE                      | **                    |                    |                       |                 |
|                           | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Location : Basement To 3rd Floor</i>                        |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Explanation : One Freight Unit</i>                          |                       |                          |                           |                       |                    |                       |                 |
|                           | Hydraulic  | 50%                   |                          | LIFE                      | **                    |                    |                       |                 |
|                           | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Location : Basement To 3rd Floor</i>                        |                       |                          |                           |                       |                    |                       |                 |
|                           | <i>Explanation : One Passenger Unit</i>                        |                       |                          |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Fire Suppression  | Standpipe             |                       |                          |                           |                |                       |                    |                       |
|                   | Generic               | 100%                  |                          |                           | 2048           | **                    | 1-5                | \$131,600             |
|                   | Sprinkler             |                       |                          |                           |                |                       |                    |                       |
|                   | No Component          | 50%                   |                          |                           |                |                       |                    |                       |
|                   | Generic               | 50%                   |                          |                           | 2038           | **                    | 1-2                | \$36,600              |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : QUEENS CIVIL/HOUSING COURT  
**Address** : 89-17 SUTPHIN BLVD.  
**Borough** : QUEENS **Agency's Number** : 312-420  
**Program / Asset #** : DGS0042.000 / 4375 **Yr Built/Renovated** : 1997 /  
**Area Sq Ft** : 319,135 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-Dec-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5  
**Block** : 9680 **Lot** : 1 **BIN** : 4448759

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$2,650,400           | \$1,344,300           |
| Interior Architecture | \$1,438,900           | \$546,000             |
| Electrical            | \$76,800              | \$8,904,300           |
| Mechanical            | \$3,318,600           | \$8,031,300           |
| Site Pavements        | \$221,800             |                       |
| <b>Total</b>          | <b>\$7,706,500</b>    | <b>\$18,825,900</b>   |
| Importance Code A     | \$2,650,400           | \$3,591,000           |
| Importance Code B     | \$4,760,400           | \$15,198,100          |
| Importance Code C     | \$295,700             | \$36,800              |
| <b>Total</b>          | <b>\$7,706,500</b>    | <b>\$18,825,900</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$91,500         |                  |                  |                  |
| Interior Architecture | \$163,600        |                  |                  | \$68,200         |
| Electrical            | \$70,100         | \$44,800         | \$65,400         | \$50,800         |
| Mechanical            | \$85,800         | \$86,100         | \$158,700        | \$74,700         |
| Site Enclosure        | \$2,600          |                  |                  |                  |
| Site Pavements        | \$11,300         |                  |                  |                  |
| Elevators/Escalators  | \$54,300         | \$54,300         | \$54,300         | \$54,300         |
| <b>Total</b>          | <b>\$479,300</b> | <b>\$185,200</b> | <b>\$278,400</b> | <b>\$247,900</b> |
| Importance Code A     | \$106,100        | \$14,200         | \$14,600         | \$14,200         |
| Importance Code B     | \$302,000        | \$171,000        | \$263,800        | \$233,700        |
| Importance Code C     | \$71,100         |                  |                  |                  |
| <b>Total</b>          | <b>\$479,300</b> | <b>\$185,200</b> | <b>\$278,400</b> | <b>\$247,900</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 5           | \$23,700       |          |
| Masonry: Granite  | 10%        | Now               | \$152,200      | LIFE               | **             | 5           | \$17,800       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : South And West Side</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Level 1 Garage At Storm Drain Line</i>            |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 12%        | Now               | \$245,000      | LIFE               | **             | 5           | \$53,400       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Main Lobby</i>                                |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall   | 13%        |                   |                | LIFE               | **             | 5           | \$115,800      |          |
| Metal Panel   | 10%        |                   |                | 2051               | **             | 5-10        | \$163,300      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Penthouse</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Metal Louvers</i>                                    |            |                   |                |                    |                |             |                |          |
| Metal Coiling Doors   | 5%         |                   |                | 2036               | **             | 5           | \$37,100       |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : South Side Along 90th Avenue</i>                        |            |                   |                |                    |                |             |                |          |
| Panel: Limestone  | 9%         | Now               | \$506,000      | LIFE               | **             | 5           | \$16,000       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair G - Grade Level And Lower Level 1</i>             |            |                   |                |                    |                |             |                |          |
| Panel: Limestone  | 36%        |                   |                | LIFE               | **             | 5           | \$128,200      |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 80%        | Now               | \$13,700       | 2047               | **             | 5           | \$7,500        |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor, Room 506</i>                                 |            |                   |                |                    |                |             |                |          |
| Glass Block   | 10%        |                   |                | LIFE               | **             | 5           | \$2,400        |          |
| Metal Louvers   | 10%        |                   |                | 2040               | **             | 10          | \$11,800       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 10%        |                   |                | LIFE               | **             | 5-10        | \$15,900       |          |
| Metal Panel   | 10%        | Now               | \$4,800        | 2041               | **             | 5           | \$2,200        |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Roof</i>  |            |                   |                |                    |                |             |                |          |
| Metal Rail  | 10%        | 4+                | \$3,300        | 2044               | **             | 5           | \$8,200        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Panel: Limestone  | 30%        | Now               | \$250,400      | LIFE               | **             | 5           | \$3,800        |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping Stone</i>  |            |                   |                |                    |                |             |                |          |
| Panel: Limestone  | 35%        |                   |                | LIFE               | **             | 5-10        | \$34,800       |          |
| Weathering Steel  | 5%         | 4+                | \$8,300        | LIFE               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Steel Supports - Mechanical Screens</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion Of Non-weathering Steel</i>  |            |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 27%        | Now               | \$153,600      | 2031               | \$307,200      |             |                |          |
| <i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse Roof</i>  |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Stair B</i>   |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 33%        |                   |                | 2031               | \$375,500      | 10          | \$43,500       |          |
| Plaza Roof: Stone Panels  | 25%        | Now               | \$469,600      | 2061               | **             |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard</i> |            |                   |                |                    |                |             |                |          |
| Sloped Glazing  | 15%        | Now               | \$751,600      | LIFE               | **             | 5           | \$263,400      |          |
| <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium</i>  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 75%        |                   |                | LIFE               | **             | 5           | \$7,200        |          |
| Metal Panel   | 25%        |                   |                | 2051               | **             | 5-10        | \$10,900       |          |

## Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        | Now               | \$98,400       | 2030               | \$984,000      | 3           | \$106,700      |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Offices And Throughout</i>                  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 20%        | Now               | \$213,800      | LIFE               | **             | 5           | \$207,500      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : North East Corner At Sub-basement</i>                 |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2040               | **             | 5           | \$23,700       |          |
| Cork Tile   | 10%        | 0-2               | \$128,000      | 2051               | **             | 5           | \$20,800       |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtroom 301</i>                                     |            |                   |                |                    |                |             |                |          |
| Terrazzo  | 15%        |                   |                | LIFE               | **             | 5           | \$111,200      |          |
| Vinyl Tile  | 35%        | Now               | \$152,900      | 2036               | **             | 3           | \$62,300       |          |
| <i>Worn/Eroded, Extent : Severe, Area Affected : 40%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Lower Levels 1 And 2 And Court Rooms Behind Bench</i> |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 20%        | Now               | \$73,800       | LIFE               | **             | 5           | \$12,300       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub Basement</i>                         |            |                   |                |                    |                |             |                |          |
| Fabric on Framing   | 15%        |                   |                | 2032               | **             | 5           | \$11,500       |          |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$11,500       |          |
| Gypsum Board  | 40%        | Now               | \$13,800       | LIFE               | **             | 5           | \$36,800       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st And 3rd Floor Offices</i>                         |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$3,100        |          |
| Marble Panels   | 10%        |                   |                | LIFE               | **             | 10          | \$6,100        |          |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$61,400       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 25%        | Now               | \$207,900      | 2044               | **             | 5           | \$74,100       |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtroom Ceilings And Throughout</i>                 |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 35%        | Now               | \$72,800       | 2044               | **             | 5           | \$83,000       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Offices</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Offices</i>                                 |            |                   |                |                    |                |             |                |          |
| Exposed Concrete  | 20%        | Now               | \$330,700      | LIFE               | **             | 5           | \$14,800       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement, Garages</i>                |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement And Sub-basement, Garages</i>                |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             | 10          | \$47,400       |          |
| Gypsum Board  | 15%        | Now               | \$155,900      | LIFE               | **             | 5           | \$88,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium, Lobby</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Atrium, Lobby</i>                                     |            |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>   |            |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>  |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       | 4+                | \$2,400        | 2066               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Retaining Walls</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$300          | 2066               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Ramp To Lower Garage</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Ramp To Lower Garage</i>                              |            |                   |                |                    |                |             |                |          |
| <b>Site Pavements</b>   |            |                   |                |                    |                |             |                |          |
| <b>Public Sidewalk</b>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | 4+                | \$7,700        | 2044               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 25%               | Now                      | \$3,600               | 2044                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair At 90th Avenue Exit</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 75%               | Now                      | \$140,100             | LIFE                      | **                    |                    |                       |                 |
| <i>Loose Units, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Sutphin Boulevard</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Sutphin Boulevard</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Sutphin Boulevard</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 0-2                      | \$81,700              | 2044                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Garage Entrance</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$1,400               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Thre Electrical Services Rated At 4,000 Amperes Each. Personnel Stated That Indicated That The Switchgear Is Having Ground Fault Issues. A Service Company Should Evaluate This Issue.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2036                      | **                    | 5                  | \$1,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room, Generator Room, Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$1,700               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%               |                          |                       | 2039                      | **                    | 5                  | \$700                 |                 |
| Molded Case Bkrs  | 90%               |                          |                       | 2039                      | **                    | 5                  | \$7,600               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Electrical               | Current Repair  |                   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Under 600 Volts</b>   |   |                   |                |                    |                |             |                |          |
| Motor Controllers        |   |                   |                |                    |                |             |                |          |
| Locally Mounted          | 5%  |                   |                | 2036               | **             | 5           | \$100          |          |
| Motor Control Center     | 80%   |                   |                | 2036               | **             | 5           | \$7,000        |          |
| Variable Frequency Drive | 10%   | Now               | \$76,800       | 2051               | **             |             |                |          |
|                          | <i>Not Functioning, Extent : Severe, Area Affected : 100%</i>                       |                   |                |                    |                |             |                |          |
|                          | <i>Location : Mechanical Rooms</i>  |                   |                |                    |                |             |                |          |
| Variable Frequency Drive | 5%  |                   |                | 2029               |                |             | \$38,400       |          |
| <b>Ground</b>            |   |                   |                |                    |                |             |                |          |
| Grounding Devices        |   |                   |                |                    |                |             |                |          |
| Generic                  | 100%  |                   |                | LIFE               | **             | 5           | \$9,400        |          |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Water Meter Room</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : Five- Water Mains With Five- Separate Ground Connections.</i>      |                   |                |                    |                |             |                |          |
| <b>Stand-by Power</b>    |   |                   |                |                    |                |             |                |          |
| Transfer Switches        |   |                   |                |                    |                |             |                |          |
| Automatic                | 90%   |                   |                | 2036               | **             | 1           | \$88,400       |          |
| Automatic                | 10%   | Now               | \$9,700        | 2051               | **             | 1           | \$8,800        |          |
|                          | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                     |                   |                |                    |                |             |                |          |
|                          | <i>Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room</i> |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : Automatic Transfer Switch No.3 Is Not Functioning.</i>             |                   |                |                    |                |             |                |          |
| Generators               |   |                   |                |                    |                |             |                |          |
| Diesel                   | 100%  |                   |                | 2034               | **             | 1           | \$123,600      |          |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Roof</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : Emergency Generator Rated At 1400 Kilowatts</i>                    |                   |                |                    |                |             |                |          |
| Batteries                |   |                   |                |                    |                |             |                |          |
| Lead/Acid                | 100%  |                   |                | 2024               |                | 5           | \$11,800       |          |
| Fuel Storage             |   |                   |                |                    |                |             |                |          |
| Day Tank                 | 50%   |                   |                | 2039               | **             | 5           | \$29,600       |          |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Generator Room</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : 250 Gallons Rated Capacity</i>                                     |                   |                |                    |                |             |                |          |
| Main Tank                | 50%   |                   |                | 2046               | **             | 5           | \$4,700        |          |
|                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                   |                |                    |                |             |                |          |
|                          | <i>Location : Basement</i>  |                   |                |                    |                |             |                |          |
|                          | <i>Explanation : 4,500 Gallon Capacity</i>  |                   |                |                    |                |             |                |          |
| <b>Lighting</b>          |   |                   |                |                    |                |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 70%               |                          |                       | 2031                      | \$3,978,800           | 10                 | \$204,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2031                      | \$568,400             | 10                 | \$29,300              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Garage, 1st, 2nd, 5th Floor Corridor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Fixtures Installed 2 Years Ago.</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting<br>Emergency, Service<br>Exit, LED  | 50%               |                          |                       | 2031                      | \$85,000              | 1                  |                       |                 |
|   | 50%               |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Exterior</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : LED Fixtures Installed 3 Years Ago.</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic  | 60%               |                          |                       |                           |                       |                    |                       |                 |
|   | 40%               |                          |                       | 2031                      | \$418,400             | 1                  | \$47,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Public Spaces And Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Camera Systems</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection<br>Generic, Digital  | 100%              |                          |                       | 2026                      | \$3,581,100           | 1-3                | \$202,600             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns.<br/>System Is Being Assessed To Be Replaced.</i> |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Interruptible Gas/Dual<br>Fuel                | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lower Level 2</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 5,000 Gallon Oil Tank</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler  | 90%               |                          |                       | 2029                      | \$2,246,700           | 1                  | \$142,000             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 95%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Dual Fuel Hot Water Boilers</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| HTHW/HW Exchanger   | 10%               |                          |                       | 2027                      | \$9,400               | 2                  | \$2,000               |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Fifth Floor Penthouse</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water To Glycol Unit Serving 2 Rooftop Air Conditioning Units.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 95%               | 0-2                      | \$48,000              | 2039                      | **                    | 4                  | \$14,900              |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Damage From Leaks Above. Sub-basement</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 49%               |                          |                       | 2036                      | **                    | 1                  | \$50,500              |                 |
| Convactor/Radiator  | 1%                | Now                      | \$17,300              | 2051                      | **                    | 1                  | \$900                 |                 |
| <i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : First Floor, Ruptured Base Board Radiator Piping</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : See Air Conditioning Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity  | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |

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**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Air Conditioning  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller   | 70%               |                          |                       | 2027                      | \$2,565,500           | 1                  | \$241,800             |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Refrigeration Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Refrigeration Room, Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Scroll Compressor Chillers</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling   | 5%                | 0-2                      | \$605,400             | 2036                      | * *                   | 2                  | \$800                 |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling   | 5%                |                          |                       | 2025                      | \$605,400             | 2                  | \$1,000               |                 |
| Ext Pkg Unit - Heating/Cooling  | 5%                |                          |                       | 2026                      | \$202,700             | 2                  | \$1,000               |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Rooftop Package Unit</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ext Pkg Unit - Heating/Cooling  | 5%                |                          |                       | 2026                      | \$202,700             | 2                  | \$1,000               |                 |
| <i>Abandoned in Place, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit  | 1%                | 0-2                      | \$300                 | 2024                      | \$6,700               | 1                  |                       |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 9%                |                          |                       |                           |                       |                    |                       |                 |
| Distribution  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 70%               |                          |                       | 2031                      | \$251,600             | 4                  | \$16,500              |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht   | 40%               |                          |                       | 2026                      | \$1,322,100           | 1                  | \$78,900              |                 |
| Air Handler/Cool/Ht   | 10%               | 0-2                      | \$330,500             | 2041                      | * *                   | 1                  | \$17,800              |                 |
| <i>Damaged, Extent : Moderate, Area Affected : 10%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof, Damaged Duct Insulation On Air Handler No.4</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Malfunctioning, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Various Location, Supply Or Return Fans With Defective Variable Frequency Drives</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 4 Pipe   | 10%               |                          |                       | 2026                      | \$690,000             | 1                  | \$10,300              |                 |
| No Component  | 40%               |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 60%               | 0-2                      | \$671,000             | 2036                      | **                    | 2                  | \$154,200             |                 |
| <i>Corroded, Extent : Severe, Area Affected : 100%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Deteriorating Baffles</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower   | 10%               | 0-2                      | \$111,800             | 2036                      | **                    | 2                  | \$25,700              |                 |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 50%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Deteriorating Baffles</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 100%              | 0-2                      | \$298,400             | LIFE                      | **                    | 2-5                | \$178,000             |                 |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Damage Due To Weather. Basement</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 20%               |                          |                       | 2031                      | \$107,500             | 2                  | \$2,000               |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper  | 95%               |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| Brass/Copper  | 5%                | 0-2                      | \$120,700             | 2061                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 70%</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Corroded 5 Inch Main Valve Train</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Faulty Regulating Valve At House Pump. Basement</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Water Heater</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired   | 100%              |                          |                       | 2030                      | \$197,500             | 2                  | \$4,600               |                 |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 200-gallon Units</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              | 0-2                      | \$67,500              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 20%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Sump Pump(s)<br>Non-Submersible  | 100%              | Now                      | \$49,400              | 2041                      | **                    | 4                  | \$6,700               |                 |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Pump Failed. Sub-basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tank Basin. Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Sewage Ejector(s)<br>Electric  | 100%              | Now                      | \$93,300              | 2041                      | **                    | 4                  | \$12,700              |                 |
| <i>Broken, Extent : Severe, Area Affected : 50%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : One Pump Failed. Sub-basement</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Corroded, Extent : Severe, Area Affected : 50%</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Tank Basin. Sub-basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Backflow Preventer<br>Generic  | 100%              |                          |                       | 2031                      | \$82,300              | 1                  | \$19,500              |                 |
| Fixtures<br>Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Elevators</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Geared Traction  | 75%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 75%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st To 5th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hydraulic  | 25%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 25%</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Standpipe<br>Generic   | 100%              |                          |                       | 2041                      | **                    | 1-5                | \$160,900             |                 |
| Sprinkler<br>Generic   | 100%              | 2-4                      | \$317,100             | 2041                      | **                    | 1-2                | \$77,500              |                 |
| <i>Corroded, Extent : Moderate, Area Affected : 5%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Dry Pipe System Piping In Parking Garage. Sub-basement</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire Pump<br>Generic   | 100%              |                          |                       | 2040                      | **                    | 1                  | \$59,600              |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : QUEENS CRIMINAL COURTS  
**Address** : 125-01 QUEENS BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-418  
**Program / Asset #** : DGS0026.000 / 2764 **Yr Built/Renovated** : 1961 / 1995  
**Area Sq Ft** : 619,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Nov-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,8  
**Block** : 9653 **Lot** : 1 **BIN** : 4206522

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$5,091,900           | \$5,374,500           |
| Interior Architecture | \$3,912,000           | \$7,704,500           |
| Electrical            | \$480,700             | \$8,833,500           |
| Mechanical            | \$2,213,000           | \$19,291,700          |
| <b>Total</b>          | <b>\$11,697,600</b>   | <b>\$41,204,200</b>   |
| Importance Code A     | \$5,091,900           | \$5,459,600           |
| Importance Code B     | \$5,981,900           | \$35,415,500          |
| Importance Code C     | \$623,800             | \$329,100             |
| <b>Total</b>          | <b>\$11,697,600</b>   | <b>\$41,204,200</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>     | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|--------------------|------------------|------------------|------------------|
| Exterior Architecture | \$32,600           |                  | \$24,100         |                  |
| Interior Architecture | \$2,157,400        |                  |                  | \$157,100        |
| Electrical            | \$93,500           | \$52,300         | \$66,900         | \$58,500         |
| Mechanical            | \$787,100          | \$206,700        | \$318,500        | \$228,700        |
| Site Enclosure        | \$2,000            |                  |                  |                  |
| Site Pavements        | \$27,300           |                  |                  |                  |
| Elevators/Escalators  | \$150,000          | \$150,000        | \$150,000        | \$150,000        |
| <b>Total</b>          | <b>\$3,249,900</b> | <b>\$409,000</b> | <b>\$559,500</b> | <b>\$594,200</b> |
| Importance Code A     | \$38,700           | \$6,100          | \$44,900         | \$6,100          |
| Importance Code B     | \$3,140,500        | \$402,900        | \$514,500        | \$588,100        |
| Importance Code C     | \$70,600           |                  |                  |                  |
| <b>Total</b>          | <b>\$3,249,900</b> | <b>\$409,000</b> | <b>\$559,500</b> | <b>\$594,200</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 30%        | Now               | \$1,512,700    | LIFE               | **             | 5           | \$231,400      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 75%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 2%         | Now               | \$197,700      | LIFE               | **             | 5           | \$11,600       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 55%        |                   |                | LIFE               | **             | 5           | \$636,300      |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 1961 Wing</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 5%         |                   |                | 2051               | **             | 5-10        | \$265,100      |          |
| Metal Coiling Doors   | 2%         |                   |                | 2029               | \$948,300      | 5           | \$48,200       |          |
| Window Wall   | 6%         |                   |                | 2051               | **             | 5           | \$173,500      |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 95%        | Now               | \$2,224,700    | 2047               | **             | 5           | \$81,700       |          |
| <i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Hardware Missing, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Glass Block   | 3%         | Now               | \$27,900       | LIFE               | **             | 5           | \$3,200        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 2%         |                   |                | 2040               | **             | 10          | \$21,500       |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 20%        | 2-4               | \$4,700        | LIFE               | **             | 5           | \$9,400        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 40%        | Now               | \$208,400      | LIFE               | **             | 5           | \$16,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 30%        |                   |                | LIFE               | **             | 5-10        | \$152,400      |          |
| Metal Rail  | 10%        |                   |                | 2044               | **             | 5-10        | \$75,300       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)   | 10%        | Now               | \$43,900       | 2031               | \$438,900      |             |                |          |
| <i>Embedded Gravel Surface, Extent : Light, Area Affected : 15%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen   | 65%        | 2-4               | \$142,600      | 2031               | \$2,852,800    |             |                |          |
| <i>Ponding, Extent : Light, Area Affected : 15%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| Plaza Roof: Stone Panels   | 20%        | Now               | \$141,900      | 2041               | * *            |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Annex</i>  |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass  | 5%         | Now               | \$119,500      | 2051               | * *            |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>                                       |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 100%       |                   |                | 2051               | * *            | 5-10        | \$89,000       |          |
| Interior   |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        | 0-2               | \$2,085,300    | 2033               | **             | 3           | \$226,200      |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 7%         | 0-2               | \$39,600       | LIFE               | **             | 5           | \$153,900      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Light, Area Affected : 15%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Basement</i>                                   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%         | Now               | \$63,300       | 2040               | **             | 5           | \$15,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 10%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets Throughout</i>                                    |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 5%         | 0-2               | \$231,500      | LIFE               | **             | 5           | \$37,700       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Terrazzo  | 5%         | Now               | \$126,600      | LIFE               | **             | 5           | \$39,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 45%        | Now               | \$416,700      | 2031               | \$4,167,200    | 3           | \$169,600      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Corridors, 5th And 8th Floors</i>              |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Light, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout Corridors, 5th And 8th Floors</i>              |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"  | 20%        | Now               | \$479,900      | 2026               | \$2,399,400    | 3           | \$75,400       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd, 5th, 8th Floor Throughout</i>                        |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Interior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         | 0-2               | \$110,300      | 2040               | **             | 5           | \$18,400       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$29,500       |          |
| Gypsum Board  | 15%        |                   |                | LIFE               | **             | 5-10        | \$188,100      |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$11,100       |          |
| Granite Panels  | 3%         |                   |                | LIFE               | **             | 10          | \$8,900        |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$14,800       |          |
| Plaster   | 52%        | Now               | \$166,800      | LIFE               | **             | 5           | \$115,100      |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : 8th Floor Room 812 And Throughout</i>               |            |                   |                |                    |                |             |                |          |
| SGFT/Glazed Masonry   | 5%         | 2-4               | \$77,400       | LIFE               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$295,100      |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <b>Ceilings</b>   |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered   | 3%         | 0-2               | \$182,300      | 2036               | **             | 5           | \$15,100       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 60%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered   | 2%         |                   |                | 2036               | **             | 5           | \$20,100       |          |
| AcousTileConcealSpLn  | 47%        |                   |                | 2044               | **             | 5           | \$590,600      |          |
| Exposed Struc: Steel  | 3%         | Now               | \$344,100      | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Room Penthouse - 1994 Wing</i>           |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel  | 2%         |                   |                | LIFE               | **             | 10          | \$40,200       |          |
| Glass: Susp Panels  | 3%         |                   |                | LIFE               | **             | 10          | \$22,600       |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5-10        | \$172,800      |          |
| Plaster   | 17%        |                   |                | LIFE               | **             | 5-10        | \$293,700      |          |
| Plaster   | 18%        | 0-2               | \$771,900      | LIFE               | **             | 5           | \$113,100      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Room 190, 825, 856, 812 And Throughout</i>          |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Room 190, 825, 856, 812</i>                         |            |                   |                |                    |                |             |                |          |
| <b>Site Enclosure</b>   |            |                   |                |                    |                |             |                |          |
| <b>Fence/Gates</b>  |            |                   |                |                    |                |             |                |          |
| Chain Link  | 10%        |                   |                | 2051               | **             |             |                |          |
| Iron Picket   | 90%        |                   |                | 2051               | **             |             |                |          |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Free Standing Walls   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 70%               |                          |                       | 2066                      |                       | **                 |                       |                 |
| Masonry: Brick  | 30%               | Now                      | \$2,000               | 2041                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Parking Lot</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Side Parking Lot</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2066                      |                       | **                 |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 4+                       | \$8,100               | 2044                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 90%               | 0-2                      | \$6,800               | 2044                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : South Entrance And Throughout</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 10%               | 4+                       | \$12,300              | LIFE                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance Stair</i>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              |                          |                       | 2034                      |                       | **                 |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 50%               |                          |                       | 2031                      | \$85,100              | 5                  | \$1,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 1</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 4,000 Ampere Main Disconnect Switches.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 50%               |                          |                       | 2051                      |                       | **                 | \$1,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 2</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 3,000 Ampere Main Disconnect Switches</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2044                      |                       | **                 | \$2,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room 2</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 150 Kilovolt-ampere, 480/208/120 Volts</i>     |                   |                          |                       |                           |                       |                    |                       |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| <b>Electrical</b>  |                          | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|--------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>    | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Under 600 Volts</b>   |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Switchgear / Switchboard</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Air Circuit Breaker      | 65%                   |                          |                           | 2031           | \$447,400             | 5                  | \$2,100               |
|  | Air Circuit Breaker      | 20%                   |                          |                           | 2051           | **                    | 5                  | \$600                 |
|  | Fused Disc Sw            | 5%                    |                          |                           | 2051           | **                    | 5                  | \$100                 |
|  | Molded Case Bkrs         | 10%                   |                          |                           | 2051           | **                    | 5                  | \$1,600               |
| <b>Raceway</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Conduit                  | 25%                   |                          |                           | 2051           | **                    | 1                  |                       |
|  | Conduit                  | 75%                   |                          |                           | 2031           | \$634,100             | 1                  |                       |
| <b>Panelboards</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Fused Disc Sw            | 3%                    |                          |                           | 2047           | **                    | 5                  | \$400                 |
|  | Fused Disc Sw            | 7%                    |                          |                           | 2030           | \$54,400              | 5                  | \$1,000               |
|  | Molded Case Bkrs         | 70%                   |                          |                           | 2030           | \$544,100             | 5                  | \$11,400              |
|  | Molded Case Bkrs         | 20%                   |                          |                           | 2047           | **                    | 5                  | \$3,300               |
| <b>Wiring</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Braided Cloth            | 15%                   | 2-4                      | \$195,400                 | 2056           | **                    | 1                  |                       |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>        |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Old Sections</i>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Thermoplastic            | 65%                   |                          |                           | 2031           | \$846,600             | 1                  |                       |
|  | Thermoplastic            | 20%                   |                          |                           | 2051           | **                    | 1                  |                       |
| <b>Motor Controllers</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Locally Mounted          | 5%                    |                          |                           | 2044           | **                    | 5                  | \$200                 |
|  | Locally Mounted          | 15%                   |                          |                           | 2029           |                       | 5                  | \$600                 |
|  | Motor Control Center     | 20%                   |                          |                           | 2044           | **                    | 5                  | \$3,400               |
|  | Motor Control Center     | 50%                   |                          |                           | 2029           | \$767,700             | 5                  | \$8,400               |
|  | Variable Frequency Drive | 7%                    |                          |                           | 2044           | **                    |                    |                       |
|  | Variable Frequency Drive | 3%                    | Now                      | \$46,100                  | 2051           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 5th Floor</i>  |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Five Variable Frequency Drive Are Not Operational</i> |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Ground</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Grounding Devices</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Generic                  | 50%                   |                          |                           | LIFE           | **                    | 5                  | \$9,100               |
|  | Generic                  | 50%                   |                          |                           | LIFE           | **                    | 5                  | \$9,100               |
| <b>Stand-by Power</b>  |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Transfer Switches</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Automatic                | 100%                  |                          |                           | 2044           | **                    | 1                  | \$190,400             |
| <b>Generators</b>  |                          |                       |                          |                           |                |                       |                    |                       |
|  | Diesel                   | 100%                  |                          |                           | 2040           | **                    | 1                  | \$239,700             |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Generator Room - Penthouse</i>                           |                          |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 400 Kilowatts</i>                                 |                          |                       |                          |                           |                |                       |                    |                       |
| <b>Batteries</b>   |                          |                       |                          |                           |                |                       |                    |                       |
|  | Nickel Cadmium           | 100%                  |                          |                           | 2026           | \$1,600               | 5                  | \$138,000             |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage   |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank   | 50%               |                          |                       | 2047                      | **                    | 5                  | \$57,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room - Penthouse</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 300 Gallon</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank  | 50%               |                          |                       | 2059                      | **                    | 5                  | \$9,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10,000 Gallon</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 30%               |                          |                       | 2026                      | \$3,307,500           | 10                 | \$170,300             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-12 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 5%                |                          |                       | 2036                      | **                    | 10                 | \$28,400              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : New Sections</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Lamps</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2039                      | **                    | 10                 | \$56,800              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 10%               |                          |                       | 2036                      | **                    | 10                 | \$2,000               |                 |
| Incandescent   | 10%               |                          |                       | 2036                      | **                    | 2                  | \$1,400               |                 |
| LED  | 35%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| Egress Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 10%               |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| Emergency, Battery   | 20%               |                          |                       | 2031                      | \$180,900             | 10                 | \$29,900              |                 |
| Exit, LED  | 40%               |                          |                       | 2059                      | **                    | 1                  |                       |                 |
| Exit, Service  | 30%               |                          |                       | 2026                      | \$67,000              | 1                  |                       |                 |
| Exterior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 70%               |                          |                       | 2026                      | \$1,772,900           | 10                 | \$1,300               |                 |
| HID  | 30%               |                          |                       | 2036                      | **                    | 10                 | \$600                 |                 |
| Alarm  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 10%               |                          |                       | 2036                      | **                    | 1                  | \$23,100              |                 |
| Fire/Smoke Detection   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog  | 20%               |                          |                       | 2036                      | **                    | 1-3                | \$76,300              |                 |

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Mechanical                     |            | Current Repair   |                | Future Replacement |                | Maintenance |                | Priority |
|--------------------------------|------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Heating                        |            |  |                |                    |                |             |                |          |
| Energy Source                  |            |  |                |                    |                |             |                |          |
| Plant Campus Steam / PRV       | 80%        | Now  | \$5,100        | 2041               | **             | 1           |                |          |
|                                |            | <i>Leak Evident, Extent : Severe, Area Affected : 50%</i><br><i>Location : High Pressure Condensate Leak Between Criminal Court And Borough Hall.</i><br><i>Other Observation, Extent : Light, Area Affected : 80%</i><br><i>Location : Basement</i><br><i>Explanation : Steam Supply From Borough Hall.</i> |                |                    |                |             |                |          |
| Interruptible Gas/Dual Fuel    | 20%        |  |                | 2041               | **             | 1           |                |          |
|                                |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Underground</i><br><i>Explanation : Two 10,000 Gallon Fuel Oil Tank For Q1 Annex</i>   |                |                    |                |             |                |          |
| Conversion Equipment           |            |  |                |                    |                |             |                |          |
| Hot Water Boiler               | 20%        |  |                | 2036               | **             | 1           | \$61,200       |          |
|                                |            | <i>Other Observation, Extent : Light, Area Affected : 20%</i><br><i>Location : Q1 Mechanical Room</i><br><i>Explanation : 2 Units</i>  |                |                    |                |             |                |          |
| Pres. Reducing Valve/LP Steam  | 80%        |  |                | 2034               | **             | 5           | \$29,400       |          |
| Distribution                   |            |  |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump            | 20%        |  |                | 2039               | **             | 4           | \$9,200        |          |
|                                |            | <i>Other Observation, Extent : Light, Area Affected : 100%</i><br><i>Location : Mechanical Room</i><br><i>Explanation : Q1 Annex</i>   |                |                    |                |             |                |          |
| Central Plant Steam Piping/Pmp | 80%        |  |                | 2041               | **             | 4           | \$24,400       |          |
| Terminal Devices               |            |  |                |                    |                |             |                |          |
| Air Handler                    | 70%        |  |                | 2031               | \$6,182,900    | 1           | \$268,000      |          |
| Convactor/Radiator             | 10%        |  |                | 2036               | **             | 1           | \$20,000       |          |
| Fan Coil Unit/Heat             | 20%        |  |                | 2031               | \$1,881,500    | 1           | \$40,000       |          |
| Air Conditioning               |            |  |                |                    |                |             |                |          |
| Energy Source                  |            |  |                |                    |                |             |                |          |
| Electricity                    | 100%       |  |                | 2047               | **             | 1           |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Air Conditioning   |            |                   |                |                    |                |             |                |          |
| Conversion Equipment   |            |                   |                |                    |                |             |                |          |
| Centrifugal, Elec Chiller  | 80%        |                   |                | 2034               | **             | 1           | \$535,900      |          |
| <i>Other Observation, Extent : Light, Area Affected : 80%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Building Refrigeration Room And Q1 Refrigeration Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex.</i> |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling  | 10%        |                   |                | 2026               | \$508,700      | 2           | \$3,800        |          |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Various</i>  |            |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling  | 10%        | Now               | \$152,600      | 2031               | \$508,700      | 2           | \$3,000        |          |
| <i>Not in Service, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.</i>                             |            |                   |                |                    |                |             |                |          |
| Distribution   |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump   | 80%        |                   |                | 2041               | **             | 4           | \$24,400       |          |
| No Component   | 20%        |                   |                |                    |                |             |                |          |
| Terminal Devices   |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht  | 80%        |                   |                | 2031               | \$5,635,900    | 1           | \$306,200      |          |
| Air Handler/Cool/Ht  | 10%        |                   |                | 2031               | \$704,500      | 1           | \$38,300       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Rooftop Cooling Only Unit Serving Lobby</i>   |            |                   |                |                    |                |             |                |          |
| No Component   | 10%        |                   |                |                    |                |             |                |          |
| Heat Rejection   |            |                   |                |                    |                |             |                |          |
| Dry Cooler   | 20%        |                   |                | 2031               | \$683,200      | 2           | \$86,200       |          |
| Water Cooling Tower  | 80%        | Now               | \$572,100      | 2025               | \$1,907,000    | 2           | \$398,700      |          |
| <i>Corroded, Extent : Severe, Area Affected : 60%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Shell Badly Corroded</i>   |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Roof</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units. One At Main Building And One At Q1 Annex.</i>  |            |                   |                |                    |                |             |                |          |
| Ventilation  |            |                   |                |                    |                |             |                |          |
| Distribution   |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | **             | 2-5         | \$546,500      |          |
| Exhaust Fans   |            |                   |                |                    |                |             |                |          |
| Interior   | 90%        |                   |                | 2031               | \$2,011,300    | 2           | \$17,100       |          |
| Roof   | 10%        |                   |                | 2031               | \$104,300      | 2           | \$1,900        |          |
| Plumbing   |            |                   |                |                    |                |             |                |          |
| H/C Water Piping   |            |                   |                |                    |                |             |                |          |
| Brass/Copper   | 100%       |                   |                | 2041               | **             | 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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| Water Heater<br>Gas Fired   | 100%       |                   |                | 2029               | \$383,100      | 2           | \$9,000        |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Q1 Annex Basement</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Q1 Annex Basement</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Two 150 Gallon Units</i>                           |            |                   |                |                    |                |             |                |          |
| HW Heat Exchanger<br>Steam Fired                                    | 80%        |                   |                | 2041               | **             | 4           | \$49,000       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2,000 Gallon Storage Tank.</i>                     |            |                   |                |                    |                |             |                |          |
| No Component  | 20%        |                   |                |                    |                |             |                |          |
| Sanitary Piping<br>Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping<br>Cast Iron                                     | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Sump Pump(s)<br>Non-Submersible                                     | 100%       |                   |                | 2026               | \$95,800       | 4           | \$19,600       |          |
| Sewage Ejector(s)<br>Electric                                       | 100%       |                   |                | 2031               | \$180,900      | 4           | \$37,000       |          |
| Backflow Preventer<br>No Component                                  | 40%        |                   |                |                    |                |             |                |          |
| Generic   | 60%        |                   |                | 2031               | \$95,800       | 1           | \$22,700       |          |
| Fixtures<br>Generic   | 100%       |                   |                |                    |                |             |                |          |
| Vertical Transport  |            |                   |                |                    |                |             |                |          |
| Elevators<br>Geared Traction  | 100%       |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 19 Units</i>                                       |            |                   |                |                    |                |             |                |          |
| Fire Suppression  |            |                   |                |                    |                |             |                |          |
| Standpipe<br>Generic  | 100%       |                   |                | 2041               | **             | 1-5         | \$312,100      |          |
| Sprinkler<br>No Component   | 80%        |                   |                |                    |                |             |                |          |
| Generic   | 20%        |                   |                | 2041               | **             | 1-2         | \$34,700       |          |
| Fire Pump<br>Generic  | 100%       |                   |                | 2034               | **             | 1           | \$115,600      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Located In Q1 Annex.</i>                           |            |                   |                |                    |                |             |                |          |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : QUEENS FAMILY COURT  
**Address** : 151-20 JAMAICA AVENUE  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DGS0048.000 / 13663 **Yr Built/Renovated** : 2003 /  
**Area Sq Ft** : 175,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5,PH  
**Block** : 10093 **Lot** : 1 **BIN** : 4826930

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$51,900              | \$430,300             |
| Interior Architecture | \$127,400             | \$458,300             |
| Electrical            | \$152,500             |                       |
| Mechanical            |                       | \$758,200             |
| <b>Total</b>          | <b>\$331,800</b>      | <b>\$1,646,800</b>    |
| Importance Code A     | \$51,900              | \$430,300             |
| Importance Code B     | \$279,900             | \$980,900             |
| Importance Code C     |                       | \$235,700             |
| <b>Total</b>          | <b>\$331,800</b>      | <b>\$1,646,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$72,700         | \$10,400         |                  |                  |
| Interior Architecture | \$30,300         |                  | \$52,800         |                  |
| Electrical            | \$28,800         | \$25,100         | \$37,600         | \$23,900         |
| Mechanical            | \$59,700         | \$114,000        | \$85,100         | \$94,600         |
| Elevators/Escalators  | \$79,400         | \$79,400         | \$79,400         | \$79,400         |
| <b>Total</b>          | <b>\$270,800</b> | <b>\$228,900</b> | <b>\$254,800</b> | <b>\$197,900</b> |
| Importance Code A     | \$81,300         | \$19,500         | \$8,700          | \$8,700          |
| Importance Code B     | \$167,600        | \$209,400        | \$246,200        | \$189,200        |
| Importance Code C     | \$21,900         |                  |                  |                  |
| <b>Total</b>          | <b>\$270,800</b> | <b>\$228,900</b> | <b>\$254,800</b> | <b>\$197,900</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 92%        |                   |                | LIFE               | **             | 5           | \$170,800      |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 3%         |                   |                | 2048               | **             | 5-10        | \$38,300       |          |
| Window Wall   | 5%         | Now               | \$9,700        | 2048               | **             | 5           | \$17,400       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Entrances North And South</i>                      |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 97%        | Now               | \$28,500       | 2044               | **             | 5           | \$15,700       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Offices</i>                                   |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 3%         |                   |                | 2037               | **             | 10          | \$6,100        |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 50%        |                   |                | LIFE               | **             | 5           | \$10,700       |          |
| Pre-Cast Concrete   | 5%         | Now               | \$16,600       | LIFE               | **             | 5           | \$6,700        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Coping</i>  |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 45%        |                   |                | 2041               | **             | 5           | \$24,800       |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 80%        | Now               | \$17,900       | 2033               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices 5th Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 5%         | Now               | \$51,900       | 2048               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Lobby</i>  |            |                   |                |                    |                |             |                |          |
| Sloped Glazing  | 15%        |                   |                | LIFE               | **             | 5           | \$259,500      |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 100%       |                   |                | 2048               | **             | 5-10        |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        |                   |                | 2027               | \$700,600      | 3           | \$76,000       |          |
| 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           | \$82,300       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Walls</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ceramic Tile   | 3%                |                          |                       | 2037                      | **                    | 5                  | \$8,900               |                 |
| Concrete Masonry Unit  | 5%                |                          |                       | LIFE                      | **                    | 5                  | \$6,000               |                 |
| Glass: Single Pane   | 2%                |                          |                       | LIFE                      | **                    | 5                  | \$4,500               |                 |
| Gypsum Board   | 65%               | Now                      | \$17,400              | LIFE                      | **                    | 5                  | \$116,300             |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5th Floor Offices</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Brick   | 12%               |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Metal Panel  | 3%                |                          |                       | LIFE                      | **                    |                    |                       |                 |
| Wood   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$119,300             |                 |
| <b>Ceilings</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTileSusp.Lay-In   | 85%               | Now                      | \$50,300              | 2041                      | **                    | 5                  | \$143,500             |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 5th Floor Throughout</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Struc: Steel   | 5%                | Now                      | \$77,100              | LIFE                      | **                    |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 1%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, Below Exterior Walkway</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Gypsum Board   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$42,200              |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Aluminum Picket  | 100%              |                          |                       | 2048                      | **                    |                    |                       |                 |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone   | 100%              |                          |                       | 2037                      | **                    |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone   | 100%              |                          |                       | 2037                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2048                      | **                    | 5                  | \$800                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- Main Service Switches Rated At 2,000 Amperes And 1,200 Amperes</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room And Penthouse</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere 480/2018/120v And 10- 51 Kilovolt-ampere 460/230v</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2048                      | **                    | 5                  | \$800                 |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Electrical</b>   | <b>Current Repair</b> |                          |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-----------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                       |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                       |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%                  |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Panelboards   |                       |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 10%                   |                          |                       | 2044                      | **                    | 5                  | \$400                 |                 |
| Molded Case Bkrs  | 90%                   |                          |                       | 2044                      | **                    | 5                  | \$4,100               |                 |
| Wiring  |                       |                          |                       |                           |                       |                    |                       |                 |
| Busway  | 10%                   |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| Thermoplastic   | 90%                   |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                       |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 10%                   |                          |                       | 2041                      | **                    | 5                  | \$100                 |                 |
| Motor Control Center  | 90%                   |                          |                       | 2041                      | **                    | 5                  | \$4,300               |                 |
| <b>Ground</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                       |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%                  |                          |                       | LIFE                      | **                    | 5                  | \$2,600               |                 |
| <b>Stand-by Power</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches   |                       |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%                  |                          |                       | 2041                      | **                    | 1                  | \$53,800              |                 |
| Generators  |                       |                          |                       |                           |                       |                    |                       |                 |
| Diesel  | 100%                  |                          |                       | 2037                      | **                    | 1                  | \$67,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Emergency Generator Rated At 1100 Kilowatts</i>    |                       |                          |                       |                           |                       |                    |                       |                 |
| Batteries   |                       |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid   | 100%                  |                          |                       | 2022                      | \$1,600               | 5                  | \$6,500               |                 |
| Fuel Storage  |                       |                          |                       |                           |                       |                    |                       |                 |
| Day Tank  | 50%                   |                          |                       | 2044                      | **                    | 5                  | \$16,200              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Penthouse</i>   |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>                            |                       |                          |                       |                           |                       |                    |                       |                 |
| Main Tank   | 50%                   |                          |                       | 2056                      | **                    | 5                  | \$2,600               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 5,000 Gallon Capacity</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                       |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 85%                   |                          |                       | 2033                      | **                    | 10                 | \$136,400             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i> |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                           |                       |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%                   |                          |                       | 2033                      | **                    | 10                 | \$16,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>             |                       |                          |                       |                           |                       |                    |                       |                 |
| HID   | 5%                    |                          |                       | 2033                      | **                    | 10                 | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>      |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Atrium</i>  |                       |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Artwork Floodlighting</i>                          |                       |                          |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Electrical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| Egress Lighting              |                   |   |                       |                           |                       |                    |                       |                 |
| Emergency, Service           | 50%               |   |                       | 2033                      | **                    | 1                  |                       |                 |
| Exit, LED                    | 50%               |   |                       | 2056                      | **                    | 1                  |                       |                 |
| Exterior Lighting            |                   |   |                       |                           |                       |                    |                       |                 |
| HID                          | 30%               |   |                       | 2033                      | **                    | 10                 | \$200                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Roof</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : T-3 Halogen Lamps</i>  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |   |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                   |   |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2056                      | **                    | 5                  | \$5,100               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Roof</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Copper</i>   |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |   |                       |                           |                       |                    |                       |                 |
| Security System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |   |                       | 2033                      | **                    | 1                  | \$19,600              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Hallways, Lobby And Outside</i>                                       |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                                      |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection         |                   |   |                       |                           |                       |                    |                       |                 |
| Generic, Analog              | 100%              |   |                       | 2033                      | **                    | 1-3                | \$107,800             |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors</i> |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |  |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel  | 100%              |  |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment         |                   |  |                       |                           |                       |                    |                       |                 |
| Hot Water Boiler             | 100%              |  |                       | 2041                      | **                    | 1                  | \$86,500              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement Boiler Room</i>                         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 2 Units</i>                                   |                       |                           |                       |                    |                       |                 |
| Distribution                 |                   |  |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump          | 100%              |  |                       | 2044                      | **                    | 4                  | \$8,600               |                 |
| Terminal Devices             |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler                  | 60%               |  |                       | 2033                      | **                    | 1                  | \$64,900              |                 |
| Convactor/Radiator           | 40%               |  |                       | 2041                      | **                    | 1                  | \$22,600              |                 |
| <b>Air Conditioning</b>      |                   |  |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Mechanical</b>              |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b>                                       | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Air Conditioning               |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |  |                       |                           |                       |                    |                       |                 |
| Natural Gas                    | 100%              |  |                       | 2048                      | **                    | 1                  |                       |                 |
| Conversion Equipment           |                   |  |                       |                           |                       |                    |                       |                 |
| Absorption Chiller/Direct Fire | 90%               |  |                       | 2033                      | **                    | 1                  | \$170,400             |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 90%</i>  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement</i>                                     |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : 3 Units One Being Serviced During Visit</i>   |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller    | 10%               |  |                       | 2033                      | **                    | 1                  | \$8,100               |                 |
| Distribution                   |                   |  |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump         | 100%              |  |                       | 2048                      | **                    | 4                  | \$8,600               |                 |
| Terminal Devices               |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht            | 100%              |  |                       | 2033                      | **                    | 1                  | \$108,200             |                 |
| Heat Rejection                 |                   |  |                       |                           |                       |                    |                       |                 |
| Air Cooled Condenser Unit      | 10%               |  |                       | 2033                      | **                    | 2                  | \$12,200              |                 |
| Water Cooling Tower            | 90%               |  |                       | 2029                      | \$606,500             | 2                  | \$158,500             |                 |
| Ventilation                    |                   |  |                       |                           |                       |                    |                       |                 |
| Distribution                   |                   |  |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 100%              |  |                       | LIFE                      | **                    | 2-5                | \$97,600              |                 |
| Exhaust Fans                   |                   |  |                       |                           |                       |                    |                       |                 |
| Interior                       | 98%               |  |                       | 2033                      | **                    | 2                  | \$5,300               |                 |
| Roof                           | 2%                |  |                       | 2033                      | **                    | 2                  | \$100                 |                 |
| Plumbing                       |                   |  |                       |                           |                       |                    |                       |                 |
| H/C Water Piping               |                   |  |                       |                           |                       |                    |                       |                 |
| Brass/Copper                   | 100%              |  |                       | 2048                      | **                    | 1                  |                       |                 |
| Water Heater                   |                   |  |                       |                           |                       |                    |                       |                 |
| Gas Fired                      | 100%              |  |                       | 2026                      | \$108,300             | 2                  | \$2,500               |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Penthouse Mechanical Room</i>                    |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : 2-250 Gallons</i>                             |                       |                           |                       |                    |                       |                 |
| Sanitary Piping                |                   |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping             |                   |  |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |  |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sewage Ejector(s)              |                   |  |                       |                           |                       |                    |                       |                 |
| Electric                       | 100%              |  |                       | 2033                      | **                    | 4                  | \$7,000               |                 |
| Fixtures                       |                   |  |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%              |  |                       |                           |                       |                    |                       |                 |
| Vertical Transport             |                   |  |                       |                           |                       |                    |                       |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport   |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Geared Traction       | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 1 Unit From Basement To 5th Floor, Penthouse, 8 Units From Basement To 5th Floor, 3 Units From Basement To 4th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 12 Units</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| Escalators   |                       |                       |                          |                           |                |                       |                    |                       |
|  | Over 20' Rise         | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : First To Second, Second To Third And Third To Fourth Floors</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : 6 Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression   |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2048           |                       | **                 | 1-5 \$88,200          |
| Sprinkler  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2048           |                       | **                 | 1-2 \$49,000          |
| Fire Pump  |                       |                       |                          |                           |                |                       |                    |                       |
|  | Generic               | 100%                  |                          |                           | 2037           |                       | **                 | 1 \$32,700            |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : QUEENS SUPREME COURT  
**Address** : 88-11 SUTPHIN BOULEVARD  
**Borough** : QUEENS **Agency's Number** : 312-415  
**Program / Asset #** : DGS0027.000 / 2038 **Yr Built/Renovated** : 1939 / 2004  
**Area Sq Ft** : 308,200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 22-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors L,3,4,7,PH  
**Block** : 9691 **Lot** : 1 **BIN** : 4207071

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,555,400           | \$514,100             |
| Interior Architecture | \$164,700             | \$4,035,400           |
| Electrical            | \$330,300             | \$1,232,500           |
| Mechanical            | \$376,500             | \$1,895,700           |
| Site Pavements        | \$144,000             | \$306,500             |
| <b>Total</b>          | <b>\$2,570,900</b>    | <b>\$7,984,100</b>    |
| Importance Code A     | \$1,555,400           | \$514,100             |
| Importance Code B     | \$828,600             | \$5,979,800           |
| Importance Code C     | \$186,900             | \$1,490,200           |
| <b>Total</b>          | <b>\$2,570,900</b>    | <b>\$7,984,100</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$10,200         |                  |                  |                  |
| Interior Architecture | \$31,600         |                  | \$35,200         | \$26,400         |
| Electrical            | \$73,100         | \$37,700         | \$51,000         | \$31,800         |
| Mechanical            | \$109,000        | \$146,300        | \$162,300        | \$143,000        |
| Site Enclosure        | \$29,100         |                  |                  |                  |
| Elevators/Escalators  | \$69,100         | \$69,100         | \$69,100         | \$69,100         |
| <b>Total</b>          | <b>\$322,100</b> | <b>\$253,000</b> | <b>\$317,600</b> | <b>\$270,300</b> |
| Importance Code A     | \$40,800         | \$31,200         | \$30,500         | \$30,500         |
| Importance Code B     | \$252,200        | \$221,800        | \$287,100        | \$239,800        |
| Importance Code C     | \$29,100         |                  |                  |                  |
| <b>Total</b>          | <b>\$322,100</b> | <b>\$253,000</b> | <b>\$317,600</b> | <b>\$270,300</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 2%         |                   |                | LIFE               | **             |             |                |          |
| Masonry: Brick  | 3%         |                   |                | LIFE               | **             | 5           | \$12,700       |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>   |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 8%         | 4+                | \$216,200      | LIFE               | **             | 5           | \$25,300       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 87%        | Now               | \$868,900      | LIFE               | **             | 5           | \$275,300      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 6%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout At Doors, Exterior Balcony, Spandrels</i>    |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 93%        |                   |                | 2036               | **             | 5           | \$67,300       |          |
| <i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Louvers   | 2%         |                   |                | 2031               | \$46,700       | 10          | \$9,000        |          |
| Steel   | 5%         | Now               | \$10,200       | 2044               | **             | 5           | \$22,600       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Pentouse</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 75%        | Now               | \$328,800      | LIFE               | **             | 5           | \$24,300       |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Southeast Corner</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Rail  | 25%        |                   |                | 2033               | **             | 5-10        | \$116,400      |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane   | 2%         |                   |                | 2028               | \$23,800       | 10          | \$2,800        |          |
| Metal Panel   | 58%        |                   |                | 2041               | **             | 10          | \$146,400      |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Painted Surfaces</i>                                 |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 35%        | Now               | \$70,800       | 2033               | **             |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Courtroom 68</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Courtroom 68</i>                                   |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2038               | **             | 10          | \$22,900       |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 100%       |                   |                | LIFE               | **             | 5           |                |          |

## Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        |                   |                | 2027               | \$974,800      | 3           | \$105,700      |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$51,400       |          |
| Ceramic Tile  | 5%         |                   |                | 2031               | \$493,300      | 5           | \$23,500       |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$17,600       |          |
| Terrazzo  | 25%        |                   |                | LIFE               | **             | 5           | \$91,800       |          |
| Vinyl Tile  | 45%        |                   |                | 2028               | \$1,947,900    | 3           | \$105,700      |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 20%        | 4+                | \$42,900       | LIFE               | **             | 5           | \$114,600      |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>   |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 15%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 15%        |                   |                | LIFE               | **             | 5           | \$43,000       |          |
| Plaster   | 25%        |                   |                | LIFE               | **             | 5           | \$71,600       |          |
| Wood  | 20%        |                   |                | LIFE               | **             | 5           | \$763,700      |          |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$190,900      |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 20%        |                   |                | 2033               | **             | 5           | \$94,000       |          |
| Gypsum Board  | 5%         | 0-2               | \$5,100        | LIFE               | **             | 5           | \$29,400       |          |
| <i>Water Penetration, Extent : Light, Area Affected : 2%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Toilets</i>   |            |                   |                |                    |                |             |                |          |
| Plaster   | 20%        | Now               | \$74,800       | LIFE               | **             | 5           | \$58,700       |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Plaster   | 55%        |                   |                | LIFE               | **             | 5           | \$161,500      |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 10%        |                   |                | 2048               | **             |             |                |          |
| Iron Picket   | 90%        | Now               | \$29,100       | 2048               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Severe, Area Affected : 90%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout, Corner Post Corroded Through</i>            |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Severe, Area Affected : 90%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Impact Damage, Extent : Moderate, Area Affected : 5%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Gate Damaged</i>  |            |                   |                |                    |                |             |                |          |
| 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.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 95%               |                          |                       | 2041                      |                       | **                 |                       |                 |
| Pavers/Stone  | 5%                |                          |                       | 2037                      |                       | **                 |                       |                 |
| <b>On-Site Walkways</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 77%               | Now                      | \$42,000              | 2033                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 23%               | Now                      | \$40,700              | LIFE                      |                       | **                 |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 100%              | 4+                       | \$61,300              | 2031                      | \$306,500             |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 50%               |                          |                       | 2048                      |                       | **                 | \$700                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 4,000 Ampere Main Disconnect Switches</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 50%               |                          |                       | 2038                      |                       | **                 | \$700                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 4,000 Ampere And One 1,200 Ampere Main Disconnect Switch</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type  | 100%              |                          |                       | 2041                      |                       | **                 | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller And Elevator Machinery Rooms</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2- 750 Kilovolt-ampere, 480/277/208 Volts, 6- 30 Kilovolt-ampere 208/480/277 Volts</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2048                      |                       | **                 | \$1,300               |                 |

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Raceway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 50%               |                          |                       | 2028                      | \$211,400             | 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                      | \$136,000             | 5                  | \$2,800               |                 |
| Wiring  |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 5%                | 2-4                      | \$32,600              | 2053                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 50%               |                          |                       | 2028                      | \$325,600             | 1                  |                       |                 |
| Thermoplastic   | 45%               |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 60%               |                          |                       | 2041                      | **                    | 5                  | \$1,200               |                 |
| Locally Mounted   | 20%               |                          |                       | 2026                      | \$162,100             | 5                  | \$400                 |                 |
| Variable Frequency Drive  | 20%               |                          |                       | 2045                      | **                    |                    |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$4,500               |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Transfer Switches   |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2041                      | **                    | 1                  | \$94,800              |                 |
| Generators  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel  | 100%              |                          |                       | 2037                      | **                    | 1                  | \$119,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Available Nameplate Rating Capacity</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| Batteries   |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid   | 100%              |                          |                       | 2022                      | \$1,600               | 5                  | \$11,400              |                 |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank  | 50%               |                          |                       | 2044                      | **                    | 5                  | \$28,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 275 Gallon Capacity</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank   | 50%               |                          |                       | 2056                      | **                    | 5                  | \$4,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2,000 Gallon Capacity</i>                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent   | 60%               |                          |                       | 2033                      | **                    | 10                 | \$169,600             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 18%               |                          |                       | 2033                      | **                    | 10                 | \$50,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Court Rooms</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Compact Fluorescent Light Fixtures</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent<br>LED  | 2%<br>20%         |                          |                       | 2023<br>2036              | \$109,800<br>**       | 2                  | \$100                 |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby, Courtrooms And Hallways</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service<br>Exit, LED  | 50%<br>50%        |                          |                       | 2028<br>2056              | \$82,100<br>**        | 1<br>1             |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 25%               |                          |                       | 2028                      | \$315,300             | 10                 | \$200                 |                 |
| LED  | 5%                |                          |                       | 2033                      | **                    |                    |                       |                 |
| No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling<br>Generic   | 100%              |                          |                       | 2063                      | **                    | 5                  | \$9,100               |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component<br>Generic   | 70%<br>30%        |                          |                       | 2033                      | **                    | 1                  | \$34,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component<br>Generic, Analog  | 60%<br>40%        |                          |                       | 2033                      | **                    | 1-3                | \$76,000              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways, Mechanical Rooms</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler                              | 100%              |                          |                       | 2041                      | **                    | 1                  | \$305,200             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement Boiler Room</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Low Pressure Steam Units</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Central Plant Steam<br>Piping/Pmp                 | 100%              |                          |                       | 2048                      | **                    | 4                  | \$15,200              |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>Air Handler                                   | 40%               |                          |                       | 2033                      | **                    | 1                  | \$76,200              |                 |
| Convactor/Radiator  | 60%               |                          |                       | 2033                      | **                    | 1                  | \$59,700              |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Plant Campus Steam /<br>PRV                      | 30%               |                          |                       | 2038                      | **                    | 1                  |                       |                 |
| Electricity   | 70%               |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Absorption<br>Chiller/Steam/HW            | 25%               |                          |                       | 2037                      | **                    | 1                  | \$83,400              |                 |
| Centrifugal, Elec Chiller   | 40%               |                          |                       | 2037                      | **                    | 1                  | \$133,400             |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement AC Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Mechanical Room</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 5%                |                          |                       | 2028                      | \$333,800             |                    |                       |                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit<br>No Component                                  | 15%               |                          |                       | 2023                      | \$97,800              | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>CW & CHW Wtr<br>Pipe/Pump                         | 70%               |                          |                       | 2038                      | **                    | 4                  | \$16,000              |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>Air Handler/Cool/Ht                           | 65%               |                          |                       | 2033                      | **                    | 1                  | \$123,900             |                 |
| Fan Coil - 4 Pipe   | 5%                |                          |                       | 2033                      | **                    | 1                  | \$5,000               |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection<br>Air Cooled Condenser<br>Unit                    | 5%                |                          |                       | 2033                      | **                    | 2                  | \$10,700              |                 |
| Water Cooling Tower   | 65%               |                          |                       | 2029                      | \$655,800             | 2                  | \$201,600             |                 |
| No Component  | 30%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>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.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                   |   |                       |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                   |   |                       |                           |                       |                    |                       |                 |
| Interior                     | 95%               |   |                       | 2033                      | **                    | 2                  | \$9,000               |                 |
| Roof                         | 5%                |   |                       | 2028                      | \$26,000              | 2                  | \$500                 |                 |
| <b>Plumbing</b>              |                   |   |                       |                           |                       |                    |                       |                 |
| H/C Water Piping             |                   |   |                       |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%              |   |                       | 2038                      | **                    | 1                  |                       |                 |
| Water Heater                 |                   |   |                       |                           |                       |                    |                       |                 |
| Gas Fired                    | 100%              |   |                       | 2023                      | \$190,700             | 2                  | \$4,500               |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement Mechanical Room</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 1 250 Gallons</i>  |                       |                           |                       |                    |                       |                 |
| HW Heat Exchanger            |                   |   |                       |                           |                       |                    |                       |                 |
| Steam Fired                  | 100%              |   |                       | 2028                      | \$498,100             | 4                  | \$30,500              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Basement Mechanical Room</i>  |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 1 300 Gallons</i>  |                       |                           |                       |                    |                       |                 |
| Sanitary Piping              |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)                 |                   |   |                       |                           |                       |                    |                       |                 |
| Non-Submersible              | 100%              |   |                       | 2023                      | \$47,700              | 4                  | \$9,800               |                 |
| Sewage Ejector(s)            |                   |   |                       |                           |                       |                    |                       |                 |
| Electric                     | 100%              |   |                       | 2028                      | \$90,100              | 4                  | \$12,300              |                 |
| Backflow Preventer           |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2033                      | **                    | 1                  | \$18,900              |                 |
| Fixtures                     |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                   |   |                       |                           |                       |                    |                       |                 |
| Elevators                    |                   |   |                       |                           |                       |                    |                       |                 |
| Geared Traction              | 100%              |   |                       | LIFE                      | **                    |                    |                       |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                          |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 10 Units. 5 Units Are Currently Not In Service</i>                     |                       |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                   |   |                       |                           |                       |                    |                       |                 |
| Standpipe                    |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2048                      | **                    | 1-5                | \$155,400             |                 |
| Sprinkler                    |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2048                      | **                    | 1-2                | \$86,300              |                 |
| Fire Pump                    |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | 2031                      | \$201,300             | 1                  | \$57,600              |                 |
| Chemical System              |                   |   |                       |                           |                       |                    |                       |                 |
| No Component                 | 98%               |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 2%                |   |                       | 2027                      | \$600                 | 1-3                | \$100                 |                 |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : RICHMOND DISTRICT HEALTH CENTER  
**Address** : 51 STUYVESANT PLACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : HEA0011.000 / 1983 **Yr Built/Renovated** : 1937 / 2004  
**Area Sq Ft** : 35,813 **Project Type** : REAL PROPERTY  
**Date of Survey** : 07-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,4  
**Block** : 9 **Lot** : 9 **BIN** : 5000089

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$951,100             | \$465,500             |
| Interior Architecture | \$137,600             | \$411,700             |
| Electrical            | \$433,100             | \$60,600              |
| Mechanical            | \$182,000             | \$439,500             |
| <b>Total</b>          | <b>\$1,703,700</b>    | <b>\$1,377,300</b>    |
| Importance Code A     | \$1,068,700           | \$465,500             |
| Importance Code B     | \$565,400             | \$911,800             |
| Importance Code C     | \$69,600              |                       |
| <b>Total</b>          | <b>\$1,703,700</b>    | <b>\$1,377,300</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture | \$42,500         |                 |                 |                 |
| Interior Architecture | \$42,300         | \$4,300         | \$2,700         | \$1,300         |
| Electrical            | \$37,900         | \$800           | \$70,100        | \$800           |
| Mechanical            | \$15,000         | \$4,900         | \$5,300         | \$5,000         |
| Site Enclosure        | \$100            |                 |                 |                 |
| Site Pavements        | \$2,400          |                 |                 |                 |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$148,100</b> | <b>\$17,800</b> | <b>\$86,000</b> | <b>\$15,000</b> |
| Importance Code A     | \$44,300         | \$3,500         | \$3,500         | \$3,600         |
| Importance Code B     | \$103,000        | \$14,300        | \$82,400        | \$11,400        |
| Importance Code C     | \$800            |                 |                 |                 |
| <b>Total</b>          | <b>\$148,100</b> | <b>\$17,800</b> | <b>\$86,000</b> | <b>\$15,000</b> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 70%        |                   |                | LIFE               | **             | 5           | \$22,400       |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 5%         |                   |                | LIFE               | **             | 5           | \$1,200        |          |
| Pre-Cast Concrete   | 25%        | Now               | \$57,300       | LIFE               | **             | 5           | \$26,000       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Lintels And Sills</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Window Lintels</i>                                      |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Steel   | 100%       | Now               | \$893,700      | 2054               | **             | 5           | \$98,700       |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 90%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Unit Inoperable, Extent : Severe, Area Affected : 75%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 85%        | 4+                | \$24,200       | LIFE               | **             | 5           | \$3,900        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 15%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Pre-Cast Concrete   | 15%        |                   |                | LIFE               | **             | 5           | \$4,300        |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 100%       | 4+                | \$18,300       | 2029               | \$366,800      |             |                |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 100%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : At Seams</i>  |            |                   |                |                    |                |             |                |          |
| <i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Pitch Cups At Base Of Antenna</i>                       |            |                   |                |                    |                |             |                |          |

Interior

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 5%         | Now               | \$36,700       | 2031               | \$36,700       | 3           | \$4,000        |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>                  |            |                   |                |                    |                |             |                |          |
| <i>Location : Penthouse</i>  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$11,600       |          |
| Ceramic Tile   | 5%         | 4+                | \$5,600        | 2032               | **             | 5           | \$1,300        |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Bathrooms</i>  |            |                   |                |                    |                |             |                |          |
| Terrazzo   | 15%        |                   |                | LIFE               | **             | 5           | \$6,200        |          |
| Vinyl Tile 9" X 9"   | 65%        |                   |                | 2029               | \$411,700      | 3           | \$12,900       |          |
| <i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$2,300        |          |
| Marble Panels  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 70%        | Now               | \$69,600       | LIFE               | **             | 5           | \$12,000       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor And Penthouse</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor, Penthouse And Over Windows In Various Locations</i> |            |                   |                |                    |                |             |                |          |
| SGFT/Glazed Masonry  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered  | 10%        |                   |                | 2034               | **             | 5           | \$5,300        |          |
| Plaster  | 90%        | 0-2               | \$67,900       | LIFE               | **             | 5           | \$29,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor Rooms 415, 418</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations Throughout</i>                               |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Chain Link   | 100%       |                   |                | 2039               | **             |             |                |          |
| Free Standing Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 80%        | 4+                | \$100          | 2049               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Handicap Ramp</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Missing Or Deteriorated Joints</i>                          |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone  | 20%        |                   |                | 2039               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Front Of Building</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : This Is Actually Granite</i>                                |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

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

## Site Pavements

## Public Sidewalk

|                        |      |     |         |      |    |  |  |  |
|------------------------|------|-----|---------|------|----|--|--|--|
| Cast in Place Concrete | 100% | 0-2 | \$1,700 | 2034 | ** |  |  |  |
|------------------------|------|-----|---------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Stuyvesant Place*

## On-Site Walkways

|                        |     |  |  |      |    |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|
| Cast in Place Concrete | 98% |  |  | 2034 | ** |  |  |  |
|------------------------|-----|--|--|------|----|--|--|--|

|                  |    |     |       |      |    |  |  |  |
|------------------|----|-----|-------|------|----|--|--|--|
| Masonry: Granite | 2% | Now | \$700 | LIFE | ** |  |  |  |
|------------------|----|-----|-------|------|----|--|--|--|

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%**Location : Stairs At Front Entrance*

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |       |  |
|---------------|------|--|--|------|----|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2055 | ** | 5 | \$200 |  |
|---------------|------|--|--|------|----|---|-------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : One 800 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

|                |     |     |          |      |    |   |  |  |
|----------------|-----|-----|----------|------|----|---|--|--|
| Fused Knife Sw | 50% | 0-2 | \$39,700 | 2059 | ** | 5 |  |  |
|----------------|-----|-----|----------|------|----|---|--|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : Obsolete And Unsafe Equipment*

|                |     |     |          |      |    |   |  |  |
|----------------|-----|-----|----------|------|----|---|--|--|
| Fused Knife Sw | 50% | 0-2 | \$39,700 | 2059 | ** | 5 |  |  |
|----------------|-----|-----|----------|------|----|---|--|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Obsolete And Unsafe Equipment*

## Raceway

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 85% |  |  | 2039 | ** | 1 |  |  |
|---------|-----|--|--|------|----|---|--|--|

|         |    |  |  |      |    |   |  |  |
|---------|----|--|--|------|----|---|--|--|
| Conduit | 5% |  |  | 2055 | ** | 1 |  |  |
|---------|----|--|--|------|----|---|--|--|

|         |     |  |  |      |  |  |         |   |
|---------|-----|--|--|------|--|--|---------|---|
| Conduit | 10% |  |  | 2029 |  |  | \$3,800 | 1 |
|---------|-----|--|--|------|--|--|---------|---|

## Panelboards

|                     |     |     |          |      |    |   |  |       |
|---------------------|-----|-----|----------|------|----|---|--|-------|
| Fused Toggle Switch | 85% | 0-2 | \$41,300 | 2054 | ** | 5 |  | \$300 |
|---------------------|-----|-----|----------|------|----|---|--|-------|

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

|                  |     |  |  |      |  |  |         |   |       |
|------------------|-----|--|--|------|--|--|---------|---|-------|
| Molded Case Bkrs | 15% |  |  | 2028 |  |  | \$7,300 | 5 | \$100 |
|------------------|-----|--|--|------|--|--|---------|---|-------|

## Wiring

|               |     |     |          |      |    |   |  |  |
|---------------|-----|-----|----------|------|----|---|--|--|
| Braided Cloth | 85% | 2-4 | \$47,400 | 2054 | ** | 1 |  |  |
|---------------|-----|-----|----------|------|----|---|--|--|

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

|               |    |  |  |      |    |   |  |  |
|---------------|----|--|--|------|----|---|--|--|
| Thermoplastic | 5% |  |  | 2055 | ** | 1 |  |  |
|---------------|----|--|--|------|----|---|--|--|

|               |     |  |  |      |    |   |  |  |
|---------------|-----|--|--|------|----|---|--|--|
| Thermoplastic | 10% |  |  | 2039 | ** | 1 |  |  |
|---------------|-----|--|--|------|----|---|--|--|

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Motor Controllers   |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 70%               |                          |                       | 2027                      | \$56,700              | 5                  | \$200                 |                 |
| Locally Mounted   | 30%               | 0-2                      | \$24,300              | 2049                      | **                    | 5                  |                       |                 |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices   |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 88%               |                          |                       | 2034                      | **                    | 10                 | \$28,900              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-12 Lamps</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2034                      | **                    | 10                 | \$3,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Using T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 2%                | 0-2                      | \$12,800              | 2039                      | **                    | 2                  |                       |                 |
| <i>Obsolete Fixtures, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery  | 50%               |                          |                       | 2024                      | \$26,200              | 10                 | \$4,300               |                 |
| Exit, Service   | 50%               |                          |                       | 2024                      | \$6,500               | 1                  |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 100%              | 0-2                      | \$124,400             | 2039                      | **                    | 2                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Temporary Incandescent Fixtures On Building Back.</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Temporary Incandescent Fixtures Installed Under Canopy</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 65%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Analog   | 35%               |                          |                       | 2024                      | \$140,700             | 1-3                | \$7,700               |                 |

  

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 50%               | Now                      | \$117,600             | 2049                      | **                    | 1                  | \$16,000              |                 |
| <i>Abandoned in Place, Extent : Moderate, Area Affected : 50%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Natural Gas Steam Boilers</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler  | 50%               |                          |                       | 2034                      | **                    | 1                  | \$17,700              |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Central Plant Steam Piping/Pmp  | 20%               |                          |                       | 2049                      | **                    | 4                  | \$400                 |                 |
| Steam Piping/Pump   | 80%               |                          |                       | 2029                      | \$128,600             |                    |                       |                 |
| <b>Terminal Devices</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator  | 100%              |                          |                       | 2027                      | \$194,600             | 1                  | \$11,600              |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 100%              |                          |                       | 2037                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Split Unit  | 15%               |                          |                       | 2029                      | \$116,400             |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>                             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Communications Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Recent Installation</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit  | 85%               |                          |                       | 2024                      | \$64,400              | 1                  |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers  | 20%               |                          |                       | LIFE                      | **                    | 2-5                | \$4,000               |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof  | 20%               | Now                      | \$12,100              | 2039                      | **                    | 2                  | \$200                 |                 |
| <i>Abandoned in Place, Extent : Moderate, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel  | 100%              |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| <b>Water Heater</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired   | 100%              |                          |                       | 2027                      | \$22,200              | 2                  | \$500                 |                 |
| <b>Sanitary Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron   | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| <b>Mechanical</b>         |                       | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-----------------------|--|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b> | <b>% of Total</b>  | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>           |                       |  |                          |                           |                |                       |                    |                       |
|                           | Backflow Preventer    |  |                          |                           |                |                       |                    |                       |
|                           | No Component          | 80%  |                          |                           |                |                       |                    |                       |
|                           | Generic               | 20%  |                          |                           | 2034           | **                    | 1                  | \$400                 |
|                           |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                          |                           |                |                       |                    |                       |
|                           |                       | <i>Location : Boiler Room</i>  |                          |                           |                |                       |                    |                       |
|                           |                       | <i>Explanation : Boiler Only</i>   |                          |                           |                |                       |                    |                       |
| <hr/>                     |                       |  |                          |                           |                |                       |                    |                       |
|                           | Fixtures              |  |                          |                           |                |                       |                    |                       |
|                           | Generic               | 100%   |                          |                           |                |                       |                    |                       |
| <hr/>                     |                       |  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                       |  |                          |                           |                |                       |                    |                       |
|                           | Elevators             |  |                          |                           |                |                       |                    |                       |
|                           | Geared Traction       | 100%   |                          |                           | LIFE           | **                    |                    |                       |
|                           |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                             |                          |                           |                |                       |                    |                       |
|                           |                       | <i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To 3rd Floor</i> |                          |                           |                |                       |                    |                       |
|                           |                       | <i>Explanation : 2 Units</i>   |                          |                           |                |                       |                    |                       |

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND BOROUGH HALL  
**Address** : 10 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : 312-501  
**Program / Asset #** : DGS0031.000 / 2041 **Yr Built/Renovated** : 1904 / 2014  
**Area Sq Ft** : 76,300 **Project Type** : REAL PROPERTY  
**Date of Survey** : 21-Dec-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031   |
|-----------------------|--------------------|------------------|
| Exterior Architecture | \$443,200          | \$174,700        |
| Interior Architecture | \$152,100          | \$428,900        |
| Electrical            | \$439,700          |                  |
| Mechanical            | \$191,300          |                  |
| Site Enclosure        | \$102,200          |                  |
| Site Pavements        | \$566,300          |                  |
| <b>Total</b>          | <b>\$1,894,800</b> | <b>\$603,500</b> |
| Importance Code A     | \$443,200          | \$174,700        |
| Importance Code B     | \$837,300          | \$428,900        |
| Importance Code C     | \$614,400          |                  |
| <b>Total</b>          | <b>\$1,894,800</b> | <b>\$603,500</b> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                  |                 | \$38,400        |                 |
| Interior Architecture | \$74,100         | \$4,600         |                 | \$9,300         |
| Electrical            | \$37,800         | \$11,200        | \$10,300        | \$12,000        |
| Mechanical            | \$12,400         | \$14,400        | \$29,700        | \$12,500        |
| Elevators/Escalators  | \$7,900          | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$132,100</b> | <b>\$38,100</b> | <b>\$86,300</b> | <b>\$41,600</b> |
| Importance Code A     | \$7,600          | \$7,600         | \$46,100        | \$7,600         |
| Importance Code B     | \$114,300        | \$30,600        | \$40,200        | \$34,100        |
| Importance Code C     | \$10,300         |                 |                 |                 |
| <b>Total</b>          | <b>\$132,100</b> | <b>\$38,100</b> | <b>\$86,300</b> | <b>\$41,600</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 60%        | Now               | \$113,600      | LIFE               | **             | 5           | \$64,000       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 5%         | Now               | \$37,100       | LIFE               | **             | 5           | \$4,000        |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 32%        | Now               | \$243,600      | LIFE               | **             | 5           | \$25,600       |          |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 3%         |                   |                | 2039               | **             | 5-10        | \$22,000       |          |
| <b>Windows</b>  |            |                   |                |                    |                |             |                |          |
| Wood  | 100%       | Now               | \$48,900       | 2045               | **             | 5           | \$110,600      |          |
| <i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 95%        |                   |                | LIFE               | **             | 5           | \$200          |          |
| Metal Rail  | 5%         |                   |                | 2034               | **             | 5-10        | \$100          |          |
| <b>Roof</b>   |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 5%         |                   |                | 2034               | **             | 10          | \$5,000        |          |
| Modified Bitumen  | 5%         |                   |                | 2034               | **             | 10          | \$2,700        |          |
| Single Ply Membrane   | 45%        |                   |                | 2034               | **             | 10          | \$24,600       |          |
| Skylight, Metal/Glass   | 5%         |                   |                | 2039               | **             | 10          | \$9,100        |          |
| Slate   | 40%        |                   |                | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 1%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>   |            |                   |                |                    |                |             |                |          |
| <b>Floors</b>   |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        |                   |                | 2028               |                | 3           | \$37,100       |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$27,100       |          |
| Ceramic Tile  | 5%         | Now               | \$14,100       | 2038               | **             | 5           | \$3,100        |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 15%        |                   |                | LIFE               | **             | 5           | \$13,900       |          |
| Terrazzo  | 25%        | 0-2               | \$84,500       | LIFE               | **             | 5           | \$24,200       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Corridors</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 30%        |                   |                | 2029               |                | 3           | \$13,900       |          |

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Gypsum Board   | 13%        |                   |                | LIFE               | **             | 5           | \$8,500        |          |
| Masonry: Brick   | 10%        |                   |                | LIFE               | **             |             |                |          |
| Marble Panels  | 20%        |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 10%        | Now               | \$10,300       | LIFE               | **             | 5           | \$3,300        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower, Room 218, Basement</i>                            |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower</i>  |            |                   |                |                    |                |             |                |          |
| Plaster  | 45%        |                   |                | LIFE               | **             | 5           | \$14,800       |          |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$8,800        |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered  | 5%         | Now               | \$67,600       | 2049               | **             | 5           | \$3,100        |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In   | 20%        | 0-2               | \$11,800       | 2042               | **             | 5           | \$12,400       |          |
| <i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$7,700        |          |
| Plaster  | 50%        |                   |                | LIFE               | **             | 5           | \$38,600       |          |
| Plaster  | 15%        | Now               | \$28,600       | LIFE               | **             | 5           | \$11,600       |          |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower And Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Tower And Throughout</i>                                 |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Iron Picket  | 100%       |                   |                | 2049               | **             |             |                |          |
| Free Standing Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 100%       | 0-2               | \$48,100       | 2049               | **             |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Retaining Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit  | 100%       | Now               | \$54,200       | 2049               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 100%       |                   |                | 2034               | **             |             |                |          |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 50%               | 2-4                      | \$108,900             | 2042                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone   | 50%               | Now                      | \$457,400             | 2044                      | **                    |                    |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 50%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Diagonal Cracks, Extent : Moderate, Area Affected : 25%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 100%              |                          |                       | 2038                      | **                    |                    |                       |                 |

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                    | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$400                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 4,000 Amperes Circuit Breakers</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 100%              |                          |                       | 2049                      | **                    | 5                  | \$300                 |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw   | 5%                |                          |                       | 2028                      | \$7,000               | 5                  | \$100                 |                 |
| Molded Case Bkrs  | 95%               |                          |                       | 2037                      | **                    | 5                  | \$1,900               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Braided Cloth   | 15%               | 2-4                      | \$27,200              | 2054                      | **                    | 1                  |                       |                 |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 85%               |                          |                       | 2039                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2034                      | **                    | 5                  | \$500                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$1,100               |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2042                      | **                    | 1                  | \$23,500              |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Generators</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Diesel   | 100%              |                          |                       | 2038                      | **                    | 1                  | \$29,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1- 450 Kilowatts</i>                                  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Batteries</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Lead/Acid  | 100%              |                          |                       | 2023                      | \$1,800               | 5                  | \$2,800               |                 |
| <b>Fuel Storage</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Day Tank</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|  | 50%               |                          |                       | 2045                      | **                    | 5                  | \$7,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 23 Gallons</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Main Tank</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|  | 50%               |                          |                       | 2069                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10,000 Gallons</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|  | 85%               |                          |                       | 2034                      | **                    | 10                 | \$59,500              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fluorescent</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
|  | 10%               |                          |                       | 2039                      | **                    | 10                 | \$7,000               |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Incandescent</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
|  | 5%                |                          |                       | 2024                      | \$56,700              | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 1st Floor Borough President Area</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Chandeliers</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service   | 55%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Emergency, Battery   | 5%                |                          |                       | 2034                      | **                    | 10                 | \$900                 |                 |
| Exit, LED  | 35%               |                          |                       | 2057                      | **                    | 1                  |                       |                 |
| Exit, Service  | 5%                |                          |                       | 2029                      | \$1,500               | 1                  |                       |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 70%               |                          |                       | 2024                      | \$237,200             | 10                 | \$200                 |                 |
| Incandescent   | 30%               |                          |                       | 2024                      | \$86,300              | 2                  |                       |                 |
| <b>Lightning Protection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Arresters/Cabling</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2032                      | **                    | 5                  | \$2,200               |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 50%               |                          |                       | 2034                      | **                    | 1                  | \$14,300              |                 |
| <b>Fire/Smoke Detection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>No Component</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital   | 30%               |                          |                       | 2034                      | **                    | 1-3                | \$14,500              |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| <b>Mechanical</b>              |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                 |                   |   |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |   |                       |                           |                       |                    |                       |                 |
| Interruptible Gas/Dual Fuel    | 100%              |   |                       | 2049                      | **                    | 1                  |                       |                 |
| Conversion Equipment           |                   |   |                       |                           |                       |                    |                       |                 |
| Steam Boiler                   | 100%              |   |                       | 2034                      | **                    | 1                  | \$75,600              |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement</i>                                      |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : 2 Units</i>                                    |                       |                           |                       |                    |                       |                 |
| Distribution                   |                   |   |                       |                           |                       |                    |                       |                 |
| Central Plant Steam Piping/Pmp | 100%              |   |                       | 2039                      | **                    | 4                  | \$5,600               |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 50%</i>   |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement</i>                                      |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : Steam Serves Building 18 The Supreme Court</i> |                       |                           |                       |                    |                       |                 |
| Terminal Devices               |                   |   |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator             | 100%              |   |                       | 2034                      | **                    | 1                  | \$24,600              |                 |
| <b>Air Conditioning</b>        |                   |   |                       |                           |                       |                    |                       |                 |
| Energy Source                  |                   |   |                       |                           |                       |                    |                       |                 |
| Electricity                    | 100%              |   |                       | 2045                      | **                    | 1                  |                       |                 |
| Conversion Equipment           |                   |   |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit               | 80%               |   |                       | 2024                      | \$140,100             | 1                  |                       |                 |
| No Component                   | 20%               |   |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>             |                   |   |                       |                           |                       |                    |                       |                 |
| Distribution                   |                   |   |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers             | 100%              |   |                       | LIFE                      | **                    | 2-5                | \$42,500              |                 |
|                                |                   | <i>Not in Service, Extent : Severe, Area Affected : 100%</i>    |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Basement, 1st Floor, 2nd Floor</i>                |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>                |                   |   |                       |                           |                       |                    |                       |                 |
| H/C Water Piping               |                   |   |                       |                           |                       |                    |                       |                 |
| Galvanized Steel               | 100%              |   |                       | 2034                      | **                    | 1                  |                       |                 |
| Water Heater                   |                   |   |                       |                           |                       |                    |                       |                 |
| Gas Fired                      | 100%              |   |                       | 2024                      | \$51,300              | 2                  | \$1,100               |                 |
| Sanitary Piping                |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping             |                   |   |                       |                           |                       |                    |                       |                 |
| Cast Iron                      | 100%              |   |                       | LIFE                      | **                    | 1                  |                       |                 |
| Backflow Preventer             |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%              |   |                       | 2034                      | **                    | 1                  | \$4,700               |                 |
|                                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Location : Ground Floor</i>                                  |                       |                           |                       |                    |                       |                 |
|                                |                   | <i>Explanation : Located On Ground Floor</i>                    |                       |                           |                       |                    |                       |                 |
| Fixtures                       |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                        | 100%              |   |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>      |                   |   |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| <b>Mechanical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Vertical Transport  |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Geared Traction       | 100%                  |                          |                           | LIFE           |                       | **                 |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Two Units</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| Fire Suppression  |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Generic               | 100%                  |                          |                           | 2039           |                       | **                 | 1-5 \$38,500          |
| Sprinkler   |                       |                       |                          |                           |                |                       |                    |                       |
|   | No Component          | 80%                   |                          |                           |                |                       |                    |                       |
|   | Generic               | 20%                   |                          |                           | 2039           |                       | **                 | 1-2 \$4,300           |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**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** : 05-Aug-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,Att  
**Block** : 159 **Lot** : 65 **BIN** : 5004530

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$49,200              | \$39,900              |
| Electrical            |                       | \$301,400             |
| Mechanical            |                       | \$609,700             |
| <b>Total</b>          | <b>\$49,200</b>       | <b>\$950,900</b>      |
| Importance Code A     | \$49,200              | \$39,900              |
| Importance Code B     |                       | \$911,000             |
| <b>Total</b>          | <b>\$49,200</b>       | <b>\$950,900</b>      |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b> | <b>FY 2024</b>  | <b>FY 2025</b> |
|-----------------------|------------------|----------------|-----------------|----------------|
| Exterior Architecture | \$48,600         |                |                 |                |
| Interior Architecture | \$70,500         |                | \$7,500         |                |
| Electrical            | \$2,300          | \$700          | \$900           | \$700          |
| Mechanical            | \$6,700          | \$4,100        | \$3,200         | \$4,100        |
| Site Enclosure        | \$900            |                |                 |                |
| Site Pavements        | \$14,400         |                |                 |                |
| <b>Total</b>          | <b>\$143,300</b> | <b>\$4,800</b> | <b>\$11,700</b> | <b>\$4,800</b> |
| Importance Code A     | \$50,400         | \$1,800        | \$1,800         | \$1,800        |
| Importance Code B     | \$40,700         | \$3,000        | \$8,900         | \$3,000        |
| Importance Code C     | \$52,300         |                | \$1,000         |                |
| <b>Total</b>          | <b>\$143,300</b> | <b>\$4,800</b> | <b>\$11,700</b> | <b>\$4,800</b> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 80%        | 0-2               | \$26,100       | LIFE               | **             | 5           | \$39,900       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade Adjacent To Windows</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Rear Courtyard Above Courtroom Windows</i>              |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 15%        | 4+                | \$49,200       | LIFE               | **             | 5           | \$5,600        |          |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Limestone Horizontal Banding</i>                        |            |                   |                |                    |                |             |                |          |
| Wood  | 5%         | Now               | \$18,000       | 2036               | **             | 5           | \$6,200        |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtroom Windows Surrounds In Rear Courtyard</i>       |            |                   |                |                    |                |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtroom Windows Surrounds In Rear Courtyard</i>       |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       |                   |                | 2047               | **             | 5           | \$4,500        |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle   | 100%       | Now               | \$2,200        | 2040               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtroom Ceiling</i>                                   |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 100%       |                   |                | 2036               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 25%        |                   |                | 2030               | \$93,100       | 3           | \$10,100       |          |
| Cast in Place Concrete  | 5%         |                   |                | LIFE               | **             | 5           | \$5,900        |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$1,300        |          |
| Panel/Paver: Cer/Brk  | 2%         |                   |                | 2039               | **             | 5           | \$1,200        |          |
| Marble Panels   | 2%         |                   |                | LIFE               | **             | 5           | \$800          |          |
| Terrazzo  | 5%         | 4+                | \$1,400        | LIFE               | **             | 5           | \$1,100        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Lobby</i>   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 56%        |                   |                | 2036               | **             | 3           | \$5,700        |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$2,000        |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             | 10          | \$600          |          |
| Plaster   | 70%        | Now               | \$4,900        | LIFE               | **             | 5           | \$8,500        |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>  |            |                   |                |                    |                |             |                |          |
| Wood  | 20%        |                   |                | LIFE               | **             | 5           | \$64,800       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| Exposed Concrete  | 20%        |                   |                | LIFE               | **             | 5-10        | \$6,700        |          |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5-10        | \$27,800       |          |
| Plaster   | 20%        | Now               | \$4,300        | LIFE               | **             | 5           | \$3,400        |          |
| <i>Water Penetration, Extent : Light, Area Affected : 5%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>  |            |                   |                |                    |                |             |                |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Site Enclosure   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fence/Gates  |                   |                          |                       |                           |                       |                    |                       |                 |
| Iron Picket  | 100%              |                          |                       | 2051                      | **                    |                    |                       |                 |
| Retaining Walls  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 95%               | 0-2                      | \$500                 | 2051                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Retaining Wall Located At Rear Property Line</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Fieldstone  | 5%                | Now                      | \$400                 | 2041                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Stair Cheek Walls</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Stair Cheek Walls</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is Actually Limestone</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Site Pavements   |                   |                          |                       |                           |                       |                    |                       |                 |
| Public Sidewalk  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2036                      | **                    |                    |                       |                 |
| On-Site Walkways   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 40%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| Pavers/Stone   | 50%               |                          |                       | 2034                      | **                    |                    |                       |                 |
| Pavers/Stone   | 10%               | Now                      | \$1,700               | 2034                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Stair</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Stair</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : This Is Actually Limestone</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| Parking/Driveway   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              | 2-4                      | \$12,600              | 2036                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Yard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                     | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Under 600 Volts  |                   |                          |                       |                           |                       |                    |                       |                 |
| Service Equipment  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2051                      | **                    | 5                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Main Disconnect Switch Rated At 600 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2051                      | **                    | 5                  | \$500                 |                 |
| Raceway  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| Panelboards  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2039                      | **                    | 5                  | \$500                 |                 |
| Wiring   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Grounding Devices<br>Not Accessible                                    | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 80%               |                          |                       | 2031                      | \$256,500             | 10                 | \$13,200              |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 4%                |                          |                       | 2031                      | \$12,800              | 10                 | \$700                 |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 10%               |                          |                       | 2026                      | \$32,100              | 10                 | \$1,700               |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent   | 5%                |                          |                       | 2026                      | \$16,000              | 2                  |                       |                 |
| LED  | 1%                |                          |                       | 2039                      | **                    |                    |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2031                      | \$13,200              | 10                 | \$2,200               |                 |
| Exit, Battery  | 50%               |                          |                       | 2031                      | \$11,100              | 10                 | \$600                 |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 5%                |                          |                       | 2026                      | \$3,700               | 10                 |                       |                 |
| LED  | 95%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Building Perimeter</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>Generic   | 100%              |                          |                       | 2036                      | **                    | 1                  | \$6,700               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance System</i>                          |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas  | 100%              |                          |                       | 2041                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler   | 100%              |                          |                       | 2036                      | **                    | 1                  | \$17,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 100%              |                          |                       | 2031                      | \$80,800              |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 100%              |                          |                       | 2036                      | **                    | 1                  | \$5,800               |                 |

**Air Conditioning**

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2047                      | **                    | 1                  |                       |                 |
| Conversion Equipment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Pkg Unit - Cooling  | 60%               |                          |                       | 2029                      | \$409,800             | 2                  | \$700                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Attic</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit   | 35%               |                          |                       | 2026                      | \$13,300              | 1                  |                       |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Cooled Condenser Unit  | 60%               |                          |                       | 2031                      | \$21,000              | 2                  | \$7,500               |                 |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 60%               |                          |                       | LIFE                      | **                    | 2-5                | \$9,500               |                 |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior   | 60%               |                          |                       | 2031                      | \$39,000              | 2                  | \$300                 |                 |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                   |                          |                       |                           |                       |                    |                       |                 |
| Galvanized Steel   | 100%              |                          |                       | 2029                      | \$80,100              | 1                  |                       |                 |
| <b>Water Heater</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Gas Fired  | 100%              |                          |                       | 2029                      | \$11,100              | 2                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Boiler Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 50 Gallon Unit</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Submersible  | 100%              |                          |                       | 2022                      | \$600                 | 4                  | \$600                 |                 |
| <b>Fixtures</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       |                           |                       |                    |                       |                 |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND COURTHOUSE  
**Address** : 26 CENTRAL AVENUE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DCAS011.000 / 14812 **Yr Built/Renovated** : 2015 /  
**Area Sq Ft** : 199,862 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : **Lot** : **BIN** :

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$524,500             | \$955,900             |
| Interior Architecture | \$107,100             | \$630,400             |
| Electrical            | \$36,700              |                       |
| Mechanical            |                       | \$173,200             |
| <b>Total</b>          | <b>\$668,300</b>      | <b>\$1,759,500</b>    |
| Importance Code A     | \$524,500             | \$955,900             |
| Importance Code B     | \$143,700             | \$533,900             |
| Importance Code C     |                       | \$269,700             |
| <b>Total</b>          | <b>\$668,300</b>      | <b>\$1,759,500</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture |                  |                  | \$16,500         | \$29,200         |
| Interior Architecture | \$1,500          | \$43,900         | \$3,700          | \$15,300         |
| Electrical            | \$28,600         | \$24,200         | \$36,900         | \$23,200         |
| Mechanical            | \$109,800        | \$58,600         | \$194,300        | \$58,600         |
| Elevators/Escalators  | \$41,400         | \$41,400         | \$41,400         | \$41,400         |
| <b>Total</b>          | <b>\$181,300</b> | <b>\$168,200</b> | <b>\$292,900</b> | <b>\$167,800</b> |
| Importance Code A     | \$10,000         | \$10,200         | \$26,500         | \$39,000         |
| Importance Code B     | \$169,800        | \$158,000        | \$266,400        | \$113,500        |
| Importance Code C     | \$1,500          |                  |                  | \$15,300         |
| <b>Total</b>          | <b>\$181,300</b> | <b>\$168,200</b> | <b>\$292,900</b> | <b>\$167,800</b> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Metal/Glass Curt Wall  | 40%        |                   |                | LIFE               | **             | 5           | \$207,000      |          |
| Metal Panel  | 30%        |                   |                | 2054               | **             | 5-10        | \$569,200      |          |
| Pre-Cast Concrete  | 30%        |                   |                | LIFE               | **             | 5           | \$269,100      |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       |                   |                | 2050               | **             | 5           | \$38,500       |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 60%        |                   |                | 2054               | **             | 5           | \$33,100       |          |
| Pre-Cast Concrete  | 40%        |                   |                | LIFE               | **             | 5           | \$35,900       |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane                                      | 20%        |                   |                | 2036               | **             | 10          | \$21,800       |          |
| Metal Panel  | 5%         |                   |                | 2045               | **             | 10          | \$10,000       |          |
| Roll Roofing   | 50%        |                   |                | 2029               | \$243,300      | 5           | \$90,700       |          |
| Not Accessible   | 25%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 4th Floor North And South Areas</i>            |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Green Roof</i>                              |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 100%       |                   |                | 2054               | **             | 5-10        | \$89,700       |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 20%        |                   |                | 2029               | \$827,400      | 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           | \$11,200       |          |
| Wood   | 5%         |                   |                | 2063               | **             | 5           | \$28,000       |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 1%         |                   |                | 2041               | **             | 5           | \$6,100        |          |
| Concrete Masonry Unit  | 10%        |                   |                | LIFE               | **             | 5           | \$24,500       |          |
| Fabric on Framing  | 1%         |                   |                | 2032               | **             | 5           | \$3,100        |          |
| Glass: Single Pane   | 5%         |                   |                | LIFE               | **             | 5           | \$23,000       |          |
| Gypsum Board   | 60%        |                   |                | LIFE               | **             | 5           | \$220,700      |          |
| Metal Panel  | 20%        |                   |                | LIFE               | **             |             |                |          |
| Metal Coiling Doors  | 1%         |                   |                | 2050               | **             | 5           | \$30,700       |          |
| Wood   | 2%         |                   |                | LIFE               | **             | 5           | \$49,000       |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn   | 20%        |                   |                | 2045               | **             | 5           | \$71,400       |          |
| AcousTileSusp.Lay-In   | 50%        |                   |                | 2045               | **             | 5           | \$142,700      |          |
| Exposed Concrete   | 10%        |                   |                | LIFE               | **             | 5           | \$4,500        |          |
| Gypsum Board   | 20%        |                   |                | LIFE               | **             | 5           | \$71,400       |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Retaining Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                       | 100%       |                   |                | 2072               | **             |             |                |          |
| Site Pavements   |            |                   |                |                    |                |             |                |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| <b>Architecture</b>          |                   | <b>Current Repair</b>   |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|---|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Pavements</b>        |                   |   |                       |                           |                       |                    |                       |                 |
| On-Site Walkways             |                   |   |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete       | 100%              |   |                       | 2045                      | **                    |                    |                       |                 |
| Parking/Driveway             |                   |   |                       |                           |                       |                    |                       |                 |
| Asphalt                      | 100%              |   |                       | 2041                      | **                    |                    |                       |                 |
| <b>Electrical</b>            |                   |   |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Under 600 Volts</b>       |                   |   |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |   |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 100%              |   |                       | 2048                      | **                    | 5                  | \$900                 |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lower Level</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Two 2,500 Ampere Main Switches, One 1,000 Ampere Switch</i>      |                       |                           |                       |                    |                       |                 |
| Switchgear / Switchboard     |                   |   |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker          | 100%              |   |                       | 2048                      | **                    | 5                  | \$1,000               |                 |
| Raceway                      |                   |   |                       |                           |                       |                    |                       |                 |
| Conduit                      | 100%              |   |                       | 2048                      | **                    | 1                  |                       |                 |
| Panelboards                  |                   |   |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw                | 20%               |   |                       | 2044                      | **                    | 5                  | \$900                 |                 |
| Molded Case Bkrs             | 80%               |   |                       | 2044                      | **                    | 5                  | \$4,200               |                 |
| Wiring                       |                   |   |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%              |   |                       | 2048                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                   |   |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |   |                       | 2041                      | **                    | 5                  | \$1,300               |                 |
| <b>Ground</b>                |                   |   |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |   |                       |                           |                       |                    |                       |                 |
| Generic                      | 100%              |   |                       | LIFE                      | **                    | 5                  | \$2,900               |                 |
| <b>Stand-by Power</b>        |                   |   |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                   |   |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%              |   |                       | 2041                      | **                    | 1                  | \$61,500              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lower Level</i>   |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 5- 1,200 Amperes, 1-600 Amperes, 1-260 Amperes, 1-60 Amperes</i> |                       |                           |                       |                    |                       |                 |
| Generators                   |                   |   |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%              |   |                       | 2037                      | **                    | 1                  | \$77,400              |                 |
|                              |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Outside In Service Loading Dock Area</i>                            |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere</i>                       |                       |                           |                       |                    |                       |                 |
| Batteries                    |                   |   |                       |                           |                       |                    |                       |                 |
| Lead/Acid                    | 100%              |   |                       | 2022                      | \$1,600               | 5                  | \$7,400               |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Stand-by Power  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fuel Storage  |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank  | 50%               |                          |                       | 2044                      | **                    | 5                  | \$18,500              |                 |
| Main Tank   | 50%               |                          |                       | 2056                      | **                    | 5                  | \$2,900               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Underground In Service Loading Dock</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8,000 Gallons Shared With Boilers</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 20%               |                          |                       | 2033                      | **                    | 10                 | \$36,700              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : In Lobby</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Motion Sensors in Use, Extent : Light, Area Affected : 30%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Service Corridors</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 80%               |                          |                       | 2033                      | **                    |                    |                       |                 |
| <i>Recent Installation, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Egress Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 50%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| Exit, LED   | 50%               |                          |                       | 2056                      | **                    | 1                  |                       |                 |
| Exterior Lighting   |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 20%               |                          |                       | 2033                      | **                    |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| Lightning Protection  |                   |                          |                       |                           |                       |                    |                       |                 |
| Arresters/Cabling   |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2056                      | **                    | 5                  | \$5,900               |                 |
| Alarm   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 50%               |                          |                       | 2033                      | **                    | 1                  | \$37,300              |                 |
| Fire/Smoke Detection  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 50%               |                          |                       | 2033                      | **                    | 1-3                | \$61,600              |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| Heating  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 1%                |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| Interruptible Gas/Dual Fuel                                    | 99%               |                          |                       | 2054                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside, Rear Of The Building</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons</i>    |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Hot Water Boiler   | 99%               |                          |                       | 2045                      | **                    | 1                  | \$97,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 3 Units</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Radiant Heater   | 1%                |                          |                       | 2036                      | **                    | 2                  | \$900                 |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump  | 100%              |                          |                       | 2050                      | **                    | 4                  | \$14,800              |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 50%               |                          |                       | 2045                      | **                    | 1                  | \$32,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout Peripheral Spaces Of The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Unit Heater - Hot Water  | 10%               |                          |                       | 2036                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement And 6th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 40%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity   | 100%              |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Centrifugal, Elec Chiller  | 95%               |                          |                       | 2041                      | **                    | 1                  | \$205,500             |                 |
| No Component   | 5%                |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr<br>Pipe/Pump  | 30%               |                          |                       | 2054                      | **                    | 4                  | \$4,400               |                 |
| Ductwork/Diffusers   | 70%               |                          |                       | LIFE                      | **                    | 2                  | \$182,000             |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht  | 95%               |                          |                       | 2036                      | **                    | 1                  | \$117,400             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Rooms Basement And 6th Floor</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| Fan Coil - 2 Pipe  | 5%                |                          |                       | 2036                      | **                    | 1                  | \$3,200               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 100%              |                          |                       | 2032                      | **                    | 2                  | \$201,100             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 6th Floor, Outside</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 2 Unites</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| Mechanical   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Ventilation  |            |                   |                |                    |                |             |                |          |
| Distribution   |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers   | 100%       |                   |                | LIFE               | **             | 2-5         | \$111,400      |          |
| Exhaust Fans   |            |                   |                |                    |                |             |                |          |
| Interior   | 10%        |                   |                | 2036               | **             | 2           | \$600          |          |
| Roof   | 90%        |                   |                | 2036               | **             | 2           | \$5,500        |          |
| Plumbing   |            |                   |                |                    |                |             |                |          |
| H/C Water Piping   |            |                   |                |                    |                |             |                |          |
| Brass/Copper   | 100%       |                   |                | 2054               | **             | 1           |                |          |
| Water Heater   |            |                   |                |                    |                |             |                |          |
| Gas Fired  | 100%       |                   |                | 2027               | \$123,700      | 2           | \$2,900        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Boiler Room</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units. Capacity 300 Gallons Each.</i>                           |            |                   |                |                    |                |             |                |          |
| Sanitary Piping  |            |                   |                |                    |                |             |                |          |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Storm Drain Piping   |            |                   |                |                    |                |             |                |          |
| Cast Iron  | 100%       |                   |                | LIFE               | **             | 1           |                |          |
| Backflow Preventer   |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                | 2038               | **             | 1           | \$12,200       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Boiler Room And Water Meter Room</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 3 Water Main Services Each With Back Flow Preventer.</i>          |            |                   |                |                    |                |             |                |          |
| Fixtures   |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                |                    |                |             |                |          |
| Vertical Transport   |            |                   |                |                    |                |             |                |          |
| Elevators  |            |                   |                |                    |                |             |                |          |
| Geared Traction  | 100%       |                   |                | LIFE               | **             |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : 1 Unit From L L - 6, 4 Units From L L - 5, 1 Unit From L L - 4.</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 6 Units.</i>  |            |                   |                |                    |                |             |                |          |
| Fire Suppression   |            |                   |                |                    |                |             |                |          |
| Standpipe  |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                | 2054               | **             | 1-5         | \$100,800      |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Staircases</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Main Stair Cases Have Stand Pipe System.</i>                    |            |                   |                |                    |                |             |                |          |
| Sprinkler  |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                | 2054               | **             | 1-2         | \$56,000       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : All Floors</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.</i> |            |                   |                |                    |                |             |                |          |
| Fire Pump  |            |                   |                |                    |                |             |                |          |
| Generic  | 100%       |                   |                | 2041               | **             | 1           | \$37,300       |          |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND CRIMINAL COURT  
**Address** : 67 TARGEE STREET BTWN: PURROY ST. - FREAN ST.  
**Borough** : STATEN ISLAND **Agency's Number** : 310-504  
**Program / Asset #** : DGS0039.000 / 4165 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 21,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 05-Aug-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 542 **Lot** : 9 **BIN** : 5014078

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$819,200             | \$44,900              |
| Interior Architecture | \$81,300              | \$148,100             |
| Electrical            |                       | \$668,800             |
| Mechanical            |                       | \$446,600             |
| <b>Total</b>          | <b>\$900,500</b>      | <b>\$1,308,400</b>    |
| Importance Code A     | \$819,200             | \$44,900              |
| Importance Code B     | \$81,300              | \$1,263,500           |
| <b>Total</b>          | <b>\$900,500</b>      | <b>\$1,308,400</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-----------------------|------------------|----------------|----------------|----------------|
| Exterior Architecture | \$8,400          |                |                |                |
| Interior Architecture | \$110,000        |                | \$3,200        | \$3,800        |
| Electrical            | \$22,000         | \$800          | \$800          | \$1,100        |
| Mechanical            | \$6,600          | \$3,000        | \$3,500        | \$3,000        |
| Site Enclosure        | \$900            |                |                |                |
| Site Pavements        | \$25,900         |                |                |                |
| <b>Total</b>          | <b>\$173,900</b> | <b>\$3,800</b> | <b>\$7,500</b> | <b>\$7,900</b> |
| Importance Code A     | \$10,500         | \$2,100        | \$2,100        | \$2,100        |
| Importance Code B     | \$78,900         | \$1,700        | \$4,400        | \$5,800        |
| Importance Code C     | \$84,500         |                | \$1,000        |                |
| <b>Total</b>          | <b>\$173,900</b> | <b>\$3,800</b> | <b>\$7,500</b> | <b>\$7,900</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| <b>Exterior Walls</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 90%        | Now               | \$293,500      | LIFE               | **             | 5           | \$44,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Level At South Facade, East Facade And West Facade</i> |            |                   |                |                    |                |             |                |          |
| <i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade At Entry</i>   |            |                   |                |                    |                |             |                |          |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Window Lintels At Southeast And West Sides</i>         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$65,500       | LIFE               | **             | 5           | \$3,700        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Entrance</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Main Entrance</i>  |            |                   |                |                    |                |             |                |          |
| <b>Windows</b>   |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       | Now               | \$41,000       | 2047               | **             | 5           | \$2,300        |          |
| <i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Parapets</b>  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 90%        | Now               | \$69,300       | LIFE               | **             | 5           | \$2,200        |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade, East Facade And West Facade</i>      |            |                   |                |                    |                |             |                |          |
| <i>Spalling, Extent : Moderate, Area Affected : 40%</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade, South Facade, East Facade And West Facade</i>      |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>                     |            |                   |                |                    |                |             |                |          |
| <i>Location : Inside Face</i>  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$8,400        | LIFE               | **             | 5           | \$300          |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <b>Roof</b>  |            |                   |                |                    |                |             |                |          |
| Built-Up (BUR)   | 80%        | Now               | \$349,800      | 2041               | **             |             |                |          |
| <i>Alligatoring, Extent : Moderate, Area Affected : 30%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Embedded Gravel Surface, Extent : Moderate, Area Affected : 70%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Above Courtrooms</i>   |            |                   |                |                    |                |             |                |          |
| Copper/Terne   | 20%        |                   |                | 2046               | **             | 10          | \$14,900       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Stucco Cement   | 100%       |                   |                | 2036               | **             | 5           |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 10%        |                   |                | 2027               | \$49,400       | 3           | \$7,100        |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$15,600       |          |
| Mosaic Tile   | 5%         |                   |                | 2044               | **             | 5           | \$4,500        |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 5           | \$2,700        |          |
| Terrazzo  | 25%        |                   |                | LIFE               | **             | 5           | \$14,000       |          |
| Vinyl Tile  | 45%        | Now               | \$29,600       | 2031               | \$148,100      | 3           | \$6,000        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Court Room And 2nd Floor Offices</i>                |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        |                   |                | LIFE               | **             | 10          | \$10,100       |          |
| Ceramic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$2,000        |          |
| Masonry: Brick  | 5%         | Now               | \$8,600        | LIFE               | **             |             |                |          |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Boiler Room</i>                                     |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 5%         |                   |                | LIFE               | **             | 10          | \$800          |          |
| Plaster   | 65%        | Now               | \$22,900       | LIFE               | **             | 5           | \$7,900        |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>    |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>                                      |            |                   |                |                    |                |             |                |          |
| Wood  | 10%        |                   |                | LIFE               | **             | 5           | \$32,400       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2036               | **             | 5           | \$3,600        |          |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5-10        | \$4,500        |          |
| Plaster   | 80%        | Now               | \$81,300       | LIFE               | **             | 5           | \$17,900       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Courtrooms</i>                                      |            |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 25%        |                   |                | 2041               | **             |             |                |          |
| Iron Picket   | 70%        |                   |                | 2051               | **             |             |                |          |
| Masonry: Brick  | 5%         |                   |                | 2041               | **             |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Retaining Walls</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 15%               |                          |                       | 2051                      |                       | **                 |                       |                 |
| Masonry: Brick   | 85%               | 0-2                      | \$900                 | 2041                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Planter Walls At Rear Yard</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2036                      |                       | **                 |                       |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 40%               | Now                      | \$10,100              | 2036                      |                       | **                 |                       |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Yard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Rear Yard</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone   | 50%               | 4+                       | \$13,200              | 2034                      |                       | **                 |                       |                 |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Yard</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Pavers/Stone   | 10%               | 4+                       | \$2,600               | 2034                      |                       | **                 |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Front Entry Steps</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2036                      |                       | **                 |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2031                      | \$5,200               | 5                  | \$600                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : No Rating Information Available</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2031                      | \$79,400              | 5                  | \$600                 |                 |
| <b>Raceway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit  | 100%              |                          |                       | 2031                      | \$38,200              | 1                  |                       |                 |
| <b>Panelboards</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs   | 100%              |                          |                       | 2030                      | \$32,400              | 5                  | \$600                 |                 |
| <b>Wiring</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic  | 100%              |                          |                       | 2031                      | \$55,800              | 1                  |                       |                 |
| <b>Motor Controllers</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted  | 100%              |                          |                       | 2036                      |                       | **                 | \$100                 |                 |
| <b>Ground</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 100%              |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 80%               |                          |                       | 2026                      | \$306,300             | 10                 | \$15,800              |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 7%                |                          |                       | 2031                      | \$26,800              | 10                 | \$1,400               |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent  | 1%                |                          |                       | 2026                      | \$3,800               | 10                 | \$200                 |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Second Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 10%               |                          |                       | 2031                      | \$5,700               | 10                 | \$100                 |                 |
| Incandescent   | 2%                |                          |                       | 2026                      | \$7,700               | 2                  |                       |                 |
| <b>Egress Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Battery   | 50%               |                          |                       | 2026                      | \$15,700              | 10                 | \$2,600               |                 |
| Emergency, Battery   | 50%               |                          |                       | 2026                      | \$15,700              | 10                 | \$2,600               |                 |
| <b>Exterior Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| HID  | 100%              |                          |                       | 2026                      | \$88,000              | 10                 | \$100                 |                 |
| <b>Alarm</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic  | 100%              |                          |                       | 2031                      | \$70,500              | 1                  | \$8,000               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Camera System</i>                   |                   |                          |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas  | 100%              |                          |                       | 2041                      | * *                   | 1                  |                       |                 |
| <b>Conversion Equipment</b>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Boiler   | 100%              |                          |                       | 2044                      | * *                   | 1                  | \$21,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Boiler Room</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Piping/Pump  | 100%              |                          |                       | 2031                      | \$96,500              |                    |                       |                 |
| <b>Terminal Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convactor/Radiator   | 100%              |                          |                       | 2029                      | \$116,800             | 1                  | \$6,900               |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity  | 100%              |                          |                       | 2039                      | * *                   | 1                  |                       |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| <b>Mechanical</b>  |                             | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--|-----------------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>  | <b>Component Type</b>       | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Air Conditioning</b>  |                             |                       |                          |                           |                |                       |                    |                       |
| Conversion Equipment   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Exterior Pkg Unit - Cooling | 40%                   |                          |                           | 2031           | \$70,700              | 2                  | \$500                 |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i> |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : 3 Units In Courtrooms</i>                        |                             |                       |                          |                           |                |                       |                    |                       |
|  | Window/Wall Unit            | 60%                   |                          |                           | 2026           | \$27,300              | 1                  |                       |
| <b>Ventilation</b>   |                             |                       |                          |                           |                |                       |                    |                       |
| Distribution   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Ductwork/Diffusers          | 40%                   |                          |                           | LIFE           | **                    | 2-5                | \$7,600               |
|  | No Component                | 60%                   |                          |                           |                |                       |                    |                       |
| Exhaust Fans   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Roof                        | 30%                   |                          |                           | 2031           | \$10,900              | 2                  | \$200                 |
|  | No Component                | 70%                   |                          |                           |                |                       |                    |                       |
| <b>Plumbing</b>  |                             |                       |                          |                           |                |                       |                    |                       |
| H/C Water Piping   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Brass/Copper                | 100%                  |                          |                           | 2031           | \$162,600             | 1                  |                       |
| Water Heater   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Gas Fired                   | 100%                  |                          |                           | 2029           | \$13,300              | 2                  | \$300                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Boiler Room</i>                                  |                             |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One 74 Gallon Unit</i>                        |                             |                       |                          |                           |                |                       |                    |                       |
| Sanitary Piping  |                             |                       |                          |                           |                |                       |                    |                       |
|  | Cast Iron                   | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Cast Iron                   | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Sump Pump(s)   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Submersible                 | 100%                  |                          |                           | 2022           | \$700                 | 4                  | \$700                 |
| Fixtures   |                             |                       |                          |                           |                |                       |                    |                       |
|  | Generic                     | 100%                  |                          |                           |                |                       |                    |                       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND FAMILY COURT  
**Address** : 100 RICHMOND TERRACE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0049.000 / 13692 **Yr Built/Renovated** : 1931 /  
**Area Sq Ft** : 10,800 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 9 **Lot** : 22 **BIN** : 5000090

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$1,909,500           | \$579,500             |
| Interior Architecture |                       | \$156,200             |
| Electrical            |                       | \$284,400             |
| Mechanical            |                       | \$204,900             |
| Site Pavements        |                       | \$75,200              |
| <b>Total</b>          | <b>\$1,909,500</b>    | <b>\$1,300,200</b>    |
| Importance Code A     | \$1,909,500           | \$579,500             |
| Importance Code B     |                       | \$645,500             |
| Importance Code C     |                       | \$75,200              |
| <b>Total</b>          | <b>\$1,909,500</b>    | <b>\$1,300,200</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b> |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| Exterior Architecture |                 |                 | \$2,300         |                |
| Interior Architecture | \$2,000         | \$2,400         | \$20,900        | \$2,000        |
| Electrical            | \$5,400         | \$17,700        | \$100           | \$100          |
| Mechanical            | \$14,100        | \$1,800         | \$2,300         | \$1,400        |
| <b>Total</b>          | <b>\$21,400</b> | <b>\$22,000</b> | <b>\$25,600</b> | <b>\$3,500</b> |
| Importance Code A     | \$1,100         | \$1,200         | \$3,300         | \$1,100        |
| Importance Code B     | \$20,300        | \$20,700        | \$22,200        | \$2,400        |
| Importance Code C     |                 |                 |                 |                |
| <b>Total</b>          | <b>\$21,400</b> | <b>\$22,000</b> | <b>\$25,600</b> | <b>\$3,500</b> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 100%       | Now               | \$1,909,500    | LIFE               | **             | 5           | \$389,600      |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : East Facade</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Sidewalk Shed In Place</i>                           |            |                   |                |                    |                |             |                |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 100%       |                   |                | 2044               | **             | 5           | \$4,500        |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 30%        |                   |                | LIFE               | **             | 5           | \$700          |          |
| Not Accessible  | 70%        |                   |                |                    |                |             |                |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 40%        |                   |                | 2028               | \$189,800      | 10          | \$11,900       |          |
| Not Accessible  | 60%        |                   |                |                    |                |             |                |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 5%         |                   |                | 2024               | \$20,200       | 3           | \$2,000        |          |
| Cast in Place Concrete  | 7%         |                   |                | LIFE               | **             | 5           | \$4,100        |          |
| Ceramic Tile  | 2%         |                   |                | 2031               | \$12,300       | 5           | \$500          |          |
| Marble Panels   | 3%         |                   |                | LIFE               | **             | 5           | \$600          |          |
| Quarry Tile   | 5%         |                   |                | 2033               | **             | 5           | \$2,000        |          |
| Terrazzo  | 20%        |                   |                | LIFE               | **             | 5           | \$4,200        |          |
| Vinyl Tile  | 58%        |                   |                | 2028               | \$156,200      | 3           | \$7,800        |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | **             | 5           | \$2,400        |          |
| Masonry: Brick  | 15%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 60%        |                   |                | LIFE               | **             | 5           | \$7,300        |          |
| Wood  | 10%        |                   |                | LIFE               | **             | 5           | \$16,200       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 10%        |                   |                | 2033               | **             | 5           | \$2,700        |          |
| Exposed Concrete  | 10%        |                   |                | LIFE               | **             | 5           | \$400          |          |
| Plaster   | 80%        |                   |                | LIFE               | **             | 5           | \$13,500       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       |                   |                | 2048               | **             |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       |                   |                | 2033               | **             |             |                |          |
| On-Site Walkways  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 20%        |                   |                | 2033               | **             |             |                |          |
| Pavers/Stone  | 80%        |                   |                | 2031               | \$75,200       |             |                |          |

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| <b>Electrical</b>            |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| Service Equipment            |                   |  |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%              |  |                       | 2028                      | \$3,000               | 5                  | \$300                 |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Electrical Room</i>                                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : Main Service Switch Rated At 350 Amperes</i>          |                       |                           |                       |                    |                       |                 |
| <b>Raceway</b>               |                   |  |                       |                           |                       |                    |                       |                 |
| Conduit                      | 90%               |  |                       | 2028                      | \$14,700              | 1                  |                       |                 |
| Conduit                      | 10%               |  |                       | 2038                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>           |                   |  |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 90%               |  |                       | 2027                      | \$31,600              | 5                  | \$300                 |                 |
| Molded Case Bkrs             | 10%               |  |                       | 2036                      | **                    | 5                  |                       |                 |
| <b>Wiring</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Braided Cloth                | 25%               | 2-4  | \$5,100               | 2053                      | **                    | 1                  |                       |                 |
|                              |                   | <i>Insulation Aged, Extent : Moderate, Area Affected : 30%</i>         |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 75%               |  |                       | 2038                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 100%              |  |                       | 2026                      | \$44,000              | 5                  | \$100                 |                 |
| <b>Ground</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                   |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |  |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                   |  |                       |                           |                       |                    |                       |                 |
| Interior Lighting            |                   |  |                       |                           |                       |                    |                       |                 |
| Fluorescent                  | 100%              |  |                       | 2028                      | \$208,800             | 10                 | \$9,900               |                 |
|                              |                   | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Throughout The Building</i>                              |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| Emergency, Battery           | 50%               |  |                       | 2023                      | \$8,600               | 10                 | \$1,300               |                 |
| Exit, Battery                | 50%               |  |                       | 2023                      | \$7,300               | 10                 | \$400                 |                 |
| <b>Exterior Lighting</b>     |                   |  |                       |                           |                       |                    |                       |                 |
| HID                          | 50%               |  |                       | 2028                      | \$24,000              | 10                 |                       |                 |
| No Component                 | 50%               |  |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>                 |                   |  |                       |                           |                       |                    |                       |                 |
| Security System              |                   |  |                       |                           |                       |                    |                       |                 |
| No Component                 | 70%               |  |                       |                           |                       |                    |                       |                 |
| Generic                      | 30%               |  |                       | 2028                      | \$11,500              | 1                  | \$1,200               |                 |
|                              |                   | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Location : Lobby, Waiting Room And Outside</i>                      |                       |                           |                       |                    |                       |                 |
|                              |                   | <i>Explanation : CCTV Surveillance Cameras</i>                         |                       |                           |                       |                    |                       |                 |

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>               |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source                |                   |                          |                       |                           |                       |                    |                       |                 |
| Natural Gas                  | 100%              |                          |                       | 2038                      | **                    | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Steam Boiler  | 100%              |                          |                       | 2041                      | **                    | 1                  | \$10,700              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Boiler</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Steam Piping/Pump   | 100%              |                          |                       | 2028                      |                       |                    | \$52,600              |                 |
| Terminal Devices<br>Convactor/Radiator  | 100%              |                          |                       | 2026                      |                       | 1                  | \$3,500               |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Electricity  | 100%              |                          |                       | 2036                      | **                    | 1                  |                       |                 |
| Conversion Equipment<br>Window/Wall Unit<br>No Component  | 50%               |                          |                       | 2022                      |                       | 1                  | \$12,400              |                 |
|   | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers<br>No Component  | 15%               |                          |                       | LIFE                      | **                    | 2                  | \$2,100               |                 |
|   | 85%               |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices<br>No Component<br>Not Accessible  | 85%               |                          |                       |                           |                       |                    |                       |                 |
|   | 15%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Air Handling Unit In One Of The Locked Rooms. It Serves The Offices In The Basement.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection<br>Air Cooled Condenser Unit   | 15%               |                          |                       | 2028                      |                       | 2                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Outside, Rear Of The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 1 Unit</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 85%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Distribution<br>Ductwork/Diffusers<br>No Component  | 10%               |                          |                       | LIFE                      | **                    | 2-5                | \$600                 |                 |
|   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Exhaust Fans<br>Wall Unit<br>No Component   | 10%               |                          |                       | 2023                      |                       | 2                  | \$400                 |                 |
|   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping<br>Brass/Copper  | 100%              |                          |                       | 2028                      |                       | 1                  | \$88,700              |                 |
| Water Heater<br>Gas Fired   | 100%              |                          |                       | 2026                      |                       | 2                  | \$200                 |                 |
| Sanitary Piping<br>Cast Iron  | 100%              |                          |                       | LIFE                      | **                    | 1                  |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND SUPREME COURT  
**Address** : 18 RICHMOND TERRACE @ SCHUYLER ST.  
**Borough** : STATEN ISLAND **Agency's Number** : 312-502  
**Program / Asset #** : DGS0032.000 / 2042 **Yr Built/Renovated** : 1919 /  
**Area Sq Ft** : 63,200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-Jul-2017 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Floors 1,2,3,4  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$140,400             | \$144,100             |
| Interior Architecture | \$109,600             | \$181,000             |
| Electrical            | \$183,200             | \$1,087,700           |
| Mechanical            | \$101,500             | \$877,000             |
| Site Pavements        | \$235,500             | \$531,900             |
| <b>Total</b>          | <b>\$770,400</b>      | <b>\$2,821,700</b>    |
| Importance Code A     | \$140,400             | \$144,100             |
| Importance Code B     | \$394,400             | \$2,072,900           |
| Importance Code C     | \$235,500             | \$604,600             |
| <b>Total</b>          | <b>\$770,400</b>      | <b>\$2,821,700</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>  | <b>FY 2023</b>  | <b>FY 2024</b>  | <b>FY 2025</b>  |
|-----------------------|-----------------|-----------------|-----------------|-----------------|
| Exterior Architecture |                 |                 | \$6,600         |                 |
| Interior Architecture | \$6,400         | \$2,900         | \$15,900        | \$700           |
| Electrical            | \$5,600         | \$12,700        | \$8,100         | \$5,600         |
| Mechanical            | \$8,400         | \$13,300        | \$14,600        | \$3,900         |
| Site Enclosure        | \$8,800         |                 |                 |                 |
| Elevators/Escalators  | \$7,900         | \$7,900         | \$7,900         | \$7,900         |
| <b>Total</b>          | <b>\$37,100</b> | <b>\$36,800</b> | <b>\$53,100</b> | <b>\$18,100</b> |
| Importance Code A     |                 | \$200           | \$6,600         |                 |
| Importance Code B     | \$25,500        | \$36,700        | \$46,500        | \$18,100        |
| Importance Code C     | \$11,600        |                 |                 |                 |
| <b>Total</b>          | <b>\$37,100</b> | <b>\$36,800</b> | <b>\$53,100</b> | <b>\$18,100</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| <b>Exterior</b>  |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 100%       |                   |                | LIFE               | **             | 5           | \$96,900       |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Pigeon Netting Missing</i>                          |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 90%        |                   |                | 2044               | **             | 5           | \$13,200       |          |
| Wood   | 10%        | Now               | \$48,300       | 2053               | **             | 5           | \$7,300        |          |
| <i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Has Original Wood Casement Windows</i>       |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 3rd Floor Casement Windows</i>                         |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 100%       |                   |                | LIFE               | **             | 5           | \$9,900        |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 85%        |                   |                | 2033               | **             | 10          | \$92,100       |          |
| Modified Bitumen   | 5%         |                   |                | 2028               |                | 10          | \$3,000        |          |
| Skylight, Metal/Glass  | 10%        |                   |                | 2048               | **             | 10          | \$19,700       |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| <b>Interior</b>  |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 20%        |                   |                | 2027               | \$346,800      | 3           | \$34,700       |          |
| 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           | \$13,000       |          |
| Vinyl Tile   | 5%         |                   |                | 2028               | \$57,800       | 3           | \$2,900        |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 4%         |                   |                | LIFE               | **             |             |                |          |
| Cast in Place Concrete   | 1%         | 0-2               | \$2,800        | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Room B10-b S Water Infiltration At Heavy Rains</i>     |            |                   |                |                    |                |             |                |          |
| <hr/>  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 10%        |                   |                | LIFE               | **             |             |                |          |
| Ceramic Tile   | 3%         |                   |                | 2031               | \$72,700       | 5           | \$2,200        |          |
| Masonry: Brick   | 5%         |                   |                | LIFE               | **             |             |                |          |
| Plaster  | 10%        |                   |                | LIFE               | **             | 5           | \$2,200        |          |
| Plaster  | 55%        |                   |                | LIFE               | **             | 5           | \$12,300       |          |
| SGFT/Glazed Masonry  | 2%         |                   |                | LIFE               | **             |             |                |          |
| Wood   | 10%        |                   |                | LIFE               | **             | 5           | \$29,900       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| <b>Architecture</b>  |                   | <b>Current Repair</b>    |                       |                | <b>Future Replacement</b> |                    | <b>Maintenance</b>    |                 | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|----------------|---------------------------|--------------------|-----------------------|-----------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b> | <b>Estimated Cost</b>     | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |                 |
| <b>Interior</b>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <b>Ceilings</b>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| AcousTileConcealSpLn   | 10%               | 0-2                      | \$65,900              | 2041           | **                        | 5                  | \$7,200               |                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>               |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Basement</i>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| AcousTileSusp.Lay-In   | 5%                |                          |                       | 2033           | **                        | 5                  | \$5,800               |                 |                 |
| Exposed Concrete   | 5%                | Now                      | \$43,700              | LIFE           | **                        | 5                  | \$900                 |                 |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>        |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location :</i>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>     |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Basement Storage Room</i>                                  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Glass: Susp Panels   | 10%               |                          |                       | LIFE           | **                        |                    |                       |                 |                 |
| Plaster  | 15%               |                          |                       | LIFE           | **                        | 5                  | \$10,800              |                 |                 |
| Plaster  | 55%               |                          |                       | LIFE           | **                        | 5                  | \$39,700              |                 |                 |
| <b>Site Enclosure</b>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <b>Fence/Gates</b>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Iron Picket  | 100%              |                          |                       | 2048           | **                        |                    |                       |                 |                 |
| <b>Free Standing Walls</b>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Concrete Masonry Unit  | 100%              | 4+                       | \$8,800               | 2038           | **                        |                    |                       |                 |                 |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>      |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Baluster Along Southeast Walls Missing</i>                 |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <b>Site Pavements</b>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <b>Public Sidewalk</b>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Cast in Place Concrete   | 100%              |                          |                       | 2033           | **                        |                    |                       |                 |                 |
| <b>On-Site Walkways</b>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Cast in Place Concrete   | 25%               | 0-2                      | \$76,000              | 2041           | **                        |                    |                       |                 |                 |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>   |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Northwest Area Along Building (Schuyler Street)</i>        |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Pavers/Stone   | 25%               | Now                      | \$159,600             | 2037           | **                        |                    |                       |                 |                 |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>     |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Entrance Stairs At Schuyler Street and Richmond Corner</i> |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>          |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Entrance Stairs</i>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Spalling, Extent : Severe, Area Affected : 50%</i>                    |                   |                          |                       |                |                           |                    |                       |                 |                 |
| <i>Location : Entrance Stairs</i>  |                   |                          |                       |                |                           |                    |                       |                 |                 |
| Pavers/Stone   | 50%               |                          |                       | 2031           | \$531,900                 |                    |                       |                 |                 |

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 SUPREME COURT**  
**Asset # : 2042**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Circuit Breaker   | 100%              |                          |                       | 2048                      | **                    | 5                  | \$300                 |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2054                      | **                    | 5                  | \$1,700               |                 |
| <b>Raceway</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Conduit   | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Panelboards</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs  | 100%              |                          |                       | 2044                      | **                    | 5                  | \$1,700               |                 |
| <b>Wiring</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Thermoplastic   | 100%              |                          |                       | 2048                      | **                    | 1                  |                       |                 |
| <b>Motor Controllers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Locally Mounted   | 100%              |                          |                       | 2041                      | **                    | 5                  | \$400                 |                 |
| <b>Ground</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Grounding Devices</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | LIFE                      | **                    | 5                  | \$900                 |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transfer Switches</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Automatic   | 100%              |                          |                       | 2045                      | **                    | 1                  | \$19,400              |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 85%               |                          |                       | 2028                      | \$1,038,400           | 10                 | \$49,300              |                 |
| <i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2023                      | \$122,200             | 10                 | \$5,800               |                 |
| <i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Incandescent  | 5%                |                          |                       | 2023                      | \$61,100              | 2                  | \$100                 |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 50%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| Exit, Service   | 50%               |                          |                       | 2033                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2033                      | **                    | 10                 | \$200                 |                 |
| <b>Lightning Protection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Arresters/Cabling</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 100%              |                          |                       | 2043                      | **                    | 5                  | \$1,900               |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 50%               |                          |                       | 2033                      | **                    | 1                  | \$11,800              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>             |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways And Outside</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : CCTV Surveillance Cameras</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

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

**Alarm**

## Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2033

\* \*

1-3

\$27,300

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

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

**Heating**

## Energy Source

Plant Campus Steam /  
PRV

100%

2038

\* \*

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Steam Provided From Adjacent Borough Hall Building*

## Distribution

Steam Piping/Pump

100%

2038

\* \*

## Terminal Devices

Convector/Radiator

100%

2026

\$372,600

1

\$20,400

**Air Conditioning**

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Window/Wall Unit

70%

2023

\$101,500

1

No Component

30%

## Distribution

Ductwork/Diffusers

30%

LIFE

\* \*

2

\$24,700

No Component

70%

## Terminal Devices

Air Handler/Dir

30%

2033

\* \*

1

Expansion

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic, Mezzanine And Corrections Area**Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Corrections Area (Holding Area).*

No Component

70%

## Heat Rejection

Air Cooled Condenser  
Unit

30%

2028

\$29,500

2

\$13,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Cortyard**Explanation : 3 Units In Courtyard. 8 Units On The Roof.*

No Component

70%

**Ventilation**

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| <b>Mechanical</b>         |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---------------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>             | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Ventilation</b>        |                       |                       |   |                           |                |                       |                    |                       |
| <b>Distribution</b>       |                       |                       |   |                           |                |                       |                    |                       |
|                           | Ductwork/Diffusers    | 30%                   |   |                           | LIFE           | **                    | 2-5                | \$10,600              |
|                           | No Component          | 70%                   |   |                           |                |                       |                    |                       |
| <b>Exhaust Fans</b>       |                       |                       |   |                           |                |                       |                    |                       |
|                           | Interior              | 20%                   |   |                           | 2028           | \$49,500              | 2                  | \$400                 |
|                           | Roof                  | 10%                   |   |                           | 2028           | \$11,600              | 2                  | \$200                 |
|                           | Wall Unit             | 1%                    |   |                           | 2028           | \$200                 | 2                  |                       |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Corrections Area Water Main Service Room</i>                            |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : 1 Unit.</i>  |                           |                |                       |                    |                       |
|                           | No Component          | 69%                   |   |                           |                |                       |                    |                       |
| <b>Plumbing</b>           |                       |                       |   |                           |                |                       |                    |                       |
| <b>H/C Water Piping</b>   |                       |                       |   |                           |                |                       |                    |                       |
|                           | Brass/Copper          | 70%                   |   |                           | 2028           | \$363,200             | 1                  |                       |
|                           |                       |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                     |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Throughout</i>  |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.</i> |                           |                |                       |                    |                       |
|                           | Galvanized Steel      | 30%                   |   |                           | 2026           | \$91,600              | 1                  |                       |
| <b>Water Heater</b>       |                       |                       |   |                           |                |                       |                    |                       |
|                           | Electric              | 1%                    |   |                           | 2026           | \$600                 | 4                  |                       |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Attic</i>   |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : 1 Small Unit Serving One Bathroom Only.</i>                          |                           |                |                       |                    |                       |
|                           | No Component          | 99%                   |   |                           |                |                       |                    |                       |
| <b>Sanitary Piping</b>    |                       |                       |   |                           |                |                       |                    |                       |
|                           | Cast Iron             | 100%                  |   |                           | LIFE           | **                    | 1                  |                       |
| <b>Storm Drain Piping</b> |                       |                       |   |                           |                |                       |                    |                       |
|                           | Cast Iron             | 99%                   |   |                           | LIFE           | **                    | 1                  |                       |
|                           | Cast Iron             | 1%                    | Now   | \$1,500                   | LIFE           | **                    | 1                  |                       |
|                           |                       |                       | <i>Cracked, Extent : Moderate, Area Affected : 100%</i>                               |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Basement Custodian Supply Room B10-b</i>                                |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                     |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Basement Custodian Supply Room B10-b</i>                                |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : Cracked And Leaky Pipe - 10 LF</i>                                   |                           |                |                       |                    |                       |
| <b>Backflow Preventer</b> |                       |                       |   |                           |                |                       |                    |                       |
|                           | Generic               | 100%                  |   |                           | 2033           | **                    | 1                  | \$3,900               |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Corrections Area Water Main Service Room.</i>                           |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : 2 Water Main Services With 2 Back Flow Preventer.</i>                |                           |                |                       |                    |                       |
| <b>Fixtures</b>           |                       |                       |   |                           |                |                       |                    |                       |
|                           | Generic               | 100%                  |   |                           |                |                       |                    |                       |
| <b>Vertical Transport</b> |                       |                       |   |                           |                |                       |                    |                       |
| <b>Elevators</b>          |                       |                       |   |                           |                |                       |                    |                       |
|                           | Geared Traction       | 100%                  |   |                           | LIFE           | **                    |                    |                       |
|                           |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                        |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Location : Basement To 3rd Floor</i>   |                           |                |                       |                    |                       |
|                           |                       |                       | <i>Explanation : 2 Units</i>  |                           |                |                       |                    |                       |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : SUN BUILDING  
**Address** : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-146  
**Program / Asset #** : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002  
**Area Sq Ft** : 294,218 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Nov-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4,7,Ph  
**Block** : 153 **Lot** : 1 **BIN** : 1079215

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$372,500             | \$1,598,100           |
| Interior Architecture | \$1,683,100           | \$2,212,500           |
| Electrical            | \$242,900             | \$296,500             |
| Mechanical            | \$1,553,600           | \$1,223,600           |
| <b>Total</b>          | <b>\$3,852,000</b>    | <b>\$5,330,800</b>    |
| Importance Code A     | \$372,500             | \$1,598,100           |
| Importance Code B     | \$2,886,600           | \$3,591,500           |
| Importance Code C     | \$592,900             | \$141,200             |
| <b>Total</b>          | <b>\$3,852,000</b>    | <b>\$5,330,800</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$23,200         | \$7,400          |                  | \$74,900         |
| Interior Architecture | \$294,000        | \$11,000         |                  | \$99,100         |
| Electrical            | \$25,900         | \$31,000         | \$33,200         | \$29,400         |
| Mechanical            | \$152,700        | \$84,700         | \$151,400        | \$62,200         |
| Site Pavements        | \$11,900         |                  |                  |                  |
| Elevators/Escalators  | \$41,400         | \$41,400         | \$41,400         | \$41,400         |
| <b>Total</b>          | <b>\$549,300</b> | <b>\$175,600</b> | <b>\$226,000</b> | <b>\$307,100</b> |
| Importance Code A     | \$23,200         | \$10,900         |                  | \$75,600         |
| Importance Code B     | \$516,800        | \$164,700        | \$226,000        | \$231,500        |
| Importance Code C     | \$9,200          |                  |                  |                  |
| <b>Total</b>          | <b>\$549,300</b> | <b>\$175,600</b> | <b>\$226,000</b> | <b>\$307,100</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority  |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |           |
| Exterior  |            |                   |                |                    |                |             |                |           |
| Exterior Walls  |            |                   |                |                    |                |             |                |           |
| Cast Iron   | 3%         | 0-2               | \$23,200       | LIFE               |                | **          |                |           |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>                  |            |                   |                |                    |                |             |                |           |
| <i>Location : Storefront Facades</i>  |            |                   |                |                    |                |             |                |           |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>                |            |                   |                |                    |                |             |                |           |
| <i>Location : Storefront Facades</i>  |            |                   |                |                    |                |             |                |           |
| Copper/Terne  | 8%         | Now               | \$88,900       | 2050               |                | **          |                |           |
| <i>Deformed/Dented, Extent : Moderate, Area Affected : 15%</i>                    |            |                   |                |                    |                |             |                |           |
| <i>Location : Courtyard Facade</i>  |            |                   |                |                    |                |             |                |           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |           |
| <i>Location : 6th And 7th Floors</i>  |            |                   |                |                    |                |             |                |           |
| <i>Explanation : Located In Interior Courtyard</i>                                |            |                   |                |                    |                |             |                |           |
| Fiberglass Panel  | 2%         |                   |                | 2043               |                | **          | 5              | \$14,900  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i> |            |                   |                |                    |                |             |                |           |
| Masonry: Brick  | 10%        |                   |                | LIFE               |                | **          | 5              | \$19,800  |
| <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Sidewalk Shed in Use, Extent : Light, Area Affected : 100%</i>                 |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| Masonry: Marble   | 71%        |                   |                | LIFE               |                | **          | 5              | \$105,600 |
| <i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%</i>              |            |                   |                |                    |                |             |                |           |
| <i>Location : Above Storefront, All Facades</i>                                   |            |                   |                |                    |                |             |                |           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i> |            |                   |                |                    |                |             |                |           |
| Metal Panel   | 3%         |                   |                | 2050               |                | **          | 5-10           | \$40,900  |
| <i>Deformed/Dented, Extent : Light, Area Affected : 15%</i>                       |            |                   |                |                    |                |             |                |           |
| <i>Location : Interior Courtyard</i>  |            |                   |                |                    |                |             |                |           |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |            |                   |                |                    |                |             |                |           |
| <i>Location : Reade Street Elevation</i>  |            |                   |                |                    |                |             |                |           |
| <i>Explanation : Basement Windows</i>   |            |                   |                |                    |                |             |                |           |
| Metal Coiling Doors   | 3%         |                   |                | 2035               |                | **          | 5              | \$18,600  |
| Windows   |            |                   |                |                    |                |             |                |           |
| Aluminum  | 2%         |                   |                | 2046               |                | **          | 5              | \$1,200   |
| Metal Louvers   | 3%         |                   |                | 2039               |                | **          | 10             | \$11,500  |
| Steel   | 3%         |                   |                | 2046               |                | **          | 5              | \$23,000  |
| Wood  | 92%        | 0-2               | \$124,800      | 2046               |                | **          | 5              | \$282,100 |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 15%</i>                   |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |
| <i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>                      |            |                   |                |                    |                |             |                |           |
| <i>Location : Window Casings - Exterior Facades</i>                               |            |                   |                |                    |                |             |                |           |
| <i>Paint Peeling, Extent : Moderate, Area Affected : 35%</i>                      |            |                   |                |                    |                |             |                |           |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |           |

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

## SUN BUILDING

Asset # : 2055

| Architecture |                       | Current Repair |                   | Future Replacement  |         | Maintenance    |             | Priority       |
|--------------|-----------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|
| System       | Component Type        | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Exterior     |                       |                |                   |   |         |                |             |                |
| Parapets     |                       |                |                   |   |         |                |             |                |
|              | Masonry: Brick        | 10%            |                   |   | LIFE    | **             | 5           | \$1,200        |
|              |                       |                |                   | <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Sidewalk Shed Below, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i> |         |                |             |                |
|              | Metal Cornice         | 15%            |                   |   | 2065    | **             | 10          | \$5,900        |
|              |                       |                |                   | <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations</i> |         |                |             |                |
|              | Metal Panel           | 5%             |                   |   | 2050    | **             | 5           | \$2,300        |
|              |                       |                |                   | <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              | Metal Rail            | 60%            |                   |   | 2043    | **             | 5-10        | \$131,300      |
|              | Metal Rail            | 10%            |                   |   | 2035    | **             | 5-10        | \$21,900       |
|              |                       |                |                   | <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
| Roof         |                       |                |                   |   |         |                |             |                |
|              | Copper/Terne          | 15%            |                   |   | 2045    | **             | 10          | \$34,200       |
|              |                       |                |                   | <i>Repairs in Progress, Extent : Light, Area Affected : 100%</i>                  |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              | Modified Bitumen      | 75%            |                   |   | 2030    | \$1,090,600    | 10          | \$68,300       |
|              |                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                    |         |                |             |                |
|              |                       |                |                   | <i>Location : Throughout</i>  |         |                |             |                |
|              |                       |                |                   | <i>Explanation : Repair In Progress</i>   |         |                |             |                |
|              | Skylight, Metal/Glass | 10%            | Now               | \$79,200  | 2050    | **             |             |                |
|              |                       |                |                   | <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                   |         |                |             |                |
|              |                       |                |                   | <i>Location : Stair On 7th Floor</i>  |         |                |             |                |
| Soffits      |                       |                |                   |   |         |                |             |                |
|              | Not Accessible        | 100%           |                   |   |         |                |             |                |
|              |                       |                |                   | <i>Other Observation, Extent : Light, Area Affected : 0%</i>                      |         |                |             |                |
|              |                       |                |                   | <i>Location :</i>   |         |                |             |                |
|              |                       |                |                   | <i>Explanation : Scaffolding Does Not Allow Observation</i>                       |         |                |             |                |
| Interior     |                       |                |                   |   |         |                |             |                |

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 20%        | Now               | \$264,400      | 2029               | \$1,321,900    | 3           | \$132,100      |          |
| <i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices At 3rd And 4th Floors</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices At 3rd And 4th Floors</i>                         |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        | Now               | \$161,600      | LIFE               | **             | 5           | \$96,300       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement / Basement</i>                               |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement / Basement</i>                               |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2033               | **             | 5           | \$22,000       |          |
| Marble Panels   | 5%         | 0-2               | \$234,500      | LIFE               | **             | 5           | \$16,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Corridors And Lobby</i>                         |            |                   |                |                    |                |             |                |          |
| Terrazzo  | 15%        |                   |                | LIFE               | **             | 5           | \$51,600       |          |
| Vinyl Tile  | 40%        | Now               | \$352,200      | 2030               | \$1,761,100    | 3           | \$66,100       |          |
| <i>Uneven Substrate, Extent : Moderate, Area Affected : 25%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices At 3rd And 4th Floor</i>                          |            |                   |                |                    |                |             |                |          |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>              |            |                   |                |                    |                |             |                |          |
| <i>Location : Offices At 3rd And 4th Floor</i>                          |            |                   |                |                    |                |             |                |          |
| Wood  | 5%         | 2-4               | \$42,700       | 2045               | **             | 5           | \$20,600       |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 5%</i>       |            |                   |                |                    |                |             |                |          |
| <i>Location : Office On 3rd Floor</i>                                   |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 2%         | Now               | \$233,400      | LIFE               | **             |             |                |          |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Chiller Room, Sublevel Garage</i>                         |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Sidewalk Vault</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 25%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Sidewalk Vault</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corrosion On Steel Columns</i>                         |            |                   |                |                    |                |             |                |          |
| Glazed Ceramic Panel  | 20%        |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board  | 60%        |                   |                | LIFE               | **             | 5           | \$141,200      |          |
| Masonry: Brick  | 10%        | Now               | \$359,600      | LIFE               | **             |             |                |          |
| <i>Spalling, Extent : Severe, Area Affected : 15%</i>                   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement, Steam Room, Sidewalk Vault At Reade Street</i>  |            |                   |                |                    |                |             |                |          |
| Plaster   | 5%         | Now               | \$9,200        | LIFE               | **             | 5           | \$5,900        |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Corridor Outside Chief Engineer Office</i>       |            |                   |                |                    |                |             |                |          |
| Plaster   | 3%         |                   |                | LIFE               | **             | 5           | \$3,500        |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Ceilings</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| AcousTile,Adhered   | 15%               |                          |                       | 2035                      | **                    | 5                  | \$66,100              |                 |
| AcousTileSusp.Lay-In  | 55%               |                          |                       | 2035                      | **                    | 5                  | \$242,200             |                 |
| <i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices At 3rd And 4th Floors</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Exposed Concrete  | 10%               | Now                      | \$83,300              | LIFE                      | **                    | 5                  | \$6,900               |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose/Delam Surface, Extent : Severe, Area Affected : 10%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Chiller Room</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry:Vault Struct  | 5%                | Now                      | \$94,800              | LIFE                      | **                    |                    |                       |                 |
| <i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Vault Under Sidewalk - Reade Street</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Loose Units, Extent : Severe, Area Affected : 10%</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Vault Under Sidewalk - Reade Street</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sidewalk Vault - Reade Street</i>                     |                   |                          |                       |                           |                       |                    |                       |                 |
| Plaster   | 15%               | Now                      | \$20,400              | LIFE                      | **                    | 5                  | \$41,300              |                 |
| <i>Water Penetration, Extent : Severe, Area Affected : 5%</i>       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement Corridor Leading To Loading Docks</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Site Pavements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Public Sidewalk</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              | 4+                       | \$11,900              | 2043                      | **                    |                    |                       |                 |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Parking/Driveway</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 100%              |                          |                       | 2043                      | **                    |                    |                       |                 |

| <b>Electrical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Service Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 100%              |                          |                       | 2050                      | **                    | 5                  | \$1,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Electrical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main Disconnect Switch.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Transformers</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Dry Type   | 100%              |                          |                       | 2043                      | **                    | 5                  | \$1,100               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Mechanical Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Three 45 Kilovolt-ampere 208 High Voltage - 208/120 Low Voltage</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Switchgear / Switchboard</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fused Disc Sw  | 60%               |                          |                       | 2050                      | **                    | 5                  | \$800                 |                 |
| Molded Case Bkrs   | 40%               |                          |                       | 2050                      | **                    | 5                  | \$3,100               |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| <b>Electrical</b>            | <b>Current Repair</b> |  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-----------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Under 600 Volts</b>       |                       |  |                       |                           |                       |                    |                       |                 |
| Raceway                      |                       |  |                       |                           |                       |                    |                       |                 |
| Conduit                      | 60%                   |  |                       | 2050                      | **                    | 1                  |                       |                 |
| Conduit                      | 40%                   |  |                       | 2030                      | \$296,500             | 1                  |                       |                 |
| Panelboards                  |                       |  |                       |                           |                       |                    |                       |                 |
| Molded Case Bkrs             | 100%                  |  |                       | 2046                      | **                    | 5                  | \$7,700               |                 |
| Wiring                       |                       |  |                       |                           |                       |                    |                       |                 |
| Thermoplastic                | 100%                  |  |                       | 2050                      | **                    | 1                  |                       |                 |
| Motor Controllers            |                       |  |                       |                           |                       |                    |                       |                 |
| Locally Mounted              | 70%                   |  |                       | 2043                      | **                    | 5                  | \$1,400               |                 |
| Variable Frequency Drive     | 30%                   |  |                       | 2043                      | **                    |                    |                       |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Engineers Office</i>   |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : Most Of The Controllers Are Monitored By Building Management System</i> |                       |                           |                       |                    |                       |                 |
| <b>Ground</b>                |                       |  |                       |                           |                       |                    |                       |                 |
| Grounding Devices            |                       |  |                       |                           |                       |                    |                       |                 |
| Not Accessible               | 100%                  |  |                       |                           |                       |                    |                       |                 |
| <b>Stand-by Power</b>        |                       |  |                       |                           |                       |                    |                       |                 |
| Transfer Switches            |                       |  |                       |                           |                       |                    |                       |                 |
| Automatic                    | 100%                  |  |                       | 2043                      | **                    | 1                  | \$90,500              |                 |
| Generators                   |                       |  |                       |                           |                       |                    |                       |                 |
| Diesel                       | 100%                  |  |                       | 2039                      | **                    | 1                  | \$113,900             |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Generator Room Sub-basement</i>  |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : One 450 Kilowatt</i>  |                       |                           |                       |                    |                       |                 |
| Batteries                    |                       |  |                       |                           |                       |                    |                       |                 |
| Lead/Acid                    | 100%                  |  |                       | 2024                      | \$1,800               | 5                  | \$10,900              |                 |
| Fuel Storage                 |                       |  |                       |                           |                       |                    |                       |                 |
| Day Tank                     |                       |  |                       |                           |                       |                    |                       |                 |
|                              | 50%                   |  |                       | 2046                      | **                    | 5                  | \$27,300              |                 |
|                              |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                           |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Generator Room Sub-basement</i>  |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : The Tank Capacity Is 125 Gallons.</i>                                   |                       |                           |                       |                    |                       |                 |
| Main Tank                    |                       |  |                       |                           |                       |                    |                       |                 |
|                              | 50%                   |  |                       | 2058                      | **                    | 5                  | \$4,300               |                 |
|                              |                       | <i>Other Observation, Extent : Moderate, Area Affected : 100%</i>                        |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Location : Sub-basement</i>   |                       |                           |                       |                    |                       |                 |
|                              |                       | <i>Explanation : The Tank Is Rated 550 Gallons.</i>                                      |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>              |                       |  |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Interior Lighting<br>Fluorescent  | 80%               |                          |                       | 2035                      | **                    | 10                 | \$215,900             |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>                                   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : T-8 Lamps</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 10%               |                          |                       | 2035                      | **                    | 10                 | \$27,000              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby And Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| LED   | 10%               |                          |                       | 2038                      | **                    |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>              |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Garage</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : New LED Lights Have Been Installed In The Garage Area.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 60%               |                          |                       | 2035                      | **                    | 1                  |                       |                 |
| Exit, LED   | 40%               |                          |                       | 2058                      | **                    | 1                  |                       |                 |
| <b>Exterior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| HID   | 100%              |                          |                       | 2035                      | **                    | 10                 | \$900                 |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 95%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 5%                |                          |                       | 2035                      | **                    | 1                  | \$5,500               |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2035                      | **                    | 1-3                | \$54,400              |                 |
| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Energy Source</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Utility Steam   | 98%               |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| Electricity   | 2%                |                          |                       | 2050                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Heat Exchanger, Shell & Tube  | 60%               |                          |                       | 2039                      | **                    |                    |                       |                 |
| Pres. Reducing Valve/LP Steam   | 40%               |                          |                       | 2033                      | **                    | 5                  | \$7,000               |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 80%               |                          |                       | 2046                      | **                    | 4                  | \$17,400              |                 |
| Hot Wtr Piping/Pump   | 10%               | Now                      | \$5,100               | 2046                      | **                    | 4                  | \$1,500               |                 |
| <i>Broken, Extent : Severe, Area Affected : 10%</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Central Plant Steam Piping/Pmp  | 10%               |                          |                       | 2040                      | **                    | 4                  | \$1,500               |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Mechanical  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating   |            |                   |                |                    |                |             |                |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Unit Heater - Steam   | 2%         |                   |                | 2035               | **             | 4           | \$800          |          |
| No Component  | 80%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout The Building</i>   |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under Air Conditioning</i> |            |                   |                |                    |                |             |                |          |
| No Component  | 18%        |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Mechanical Rooms On Each Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Air Handlers Are Covered Under Air Conditioning System</i>                                     |            |                   |                |                    |                |             |                |          |
| Air Conditioning  |            |                   |                |                    |                |             |                |          |
| Energy Source   |            |                   |                |                    |                |             |                |          |
| Electricity   | 100%       |                   |                | 2046               | **             | 1           |                |          |
| Conversion Equipment  |            |                   |                |                    |                |             |                |          |
| Centrifugal, Elec Chiller   | 100%       |                   |                | 2033               | **             | 1           | \$318,400      |          |
| <i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : 2 Units</i>  |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump  | 100%       |                   |                | 2050               | **             | 4           | \$21,800       |          |
| Terminal Devices  |            |                   |                |                    |                |             |                |          |
| Air Handler/Cool/Ht   | 20%        |                   |                | 2035               | **             | 1           | \$36,400       |          |
| Fan Coil - 4 Pipe   | 80%        |                   |                | 2035               | **             | 1           | \$76,000       |          |
| Heat Rejection  |            |                   |                |                    |                |             |                |          |
| Water Cooling Tower   | 100%       |                   |                | 2024               | \$1,229,700    | 2           | \$296,100      |          |
| Ventilation   |            |                   |                |                    |                |             |                |          |
| Distribution  |            |                   |                |                    |                |             |                |          |
| Ductwork/Diffusers  | 100%       |                   |                | LIFE               | **             | 2-5         | \$164,100      |          |
| Exhaust Fans  |            |                   |                |                    |                |             |                |          |
| Interior  | 80%        |                   |                | 2030               | \$922,300      | 2           | \$7,200        |          |
| Roof  | 20%        |                   |                | 2030               | \$107,600      | 2           | \$1,800        |          |
| Plumbing  |            |                   |                |                    |                |             |                |          |
| H/C Water Piping  |            |                   |                |                    |                |             |                |          |
| Brass/Copper  | 25%        |                   |                | 2040               | **             | 1           |                |          |
| Galvanized Steel  | 75%        |                   |                | 2035               | **             | 1           |                |          |
| Water Heater  |            |                   |                |                    |                |             |                |          |
| Electric  | 100%       |                   |                | 2025               | \$285,500      | 4           | \$1,700        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Multiple Units Range From 6 To 50 Gallons Each.</i>  |            |                   |                |                    |                |             |                |          |
| HW Heat Exchanger   |            |                   |                |                    |                |             |                |          |
| No Component  | 80%        |                   |                |                    |                |             |                |          |
| No Component  | 20%        |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| <b>Mechanical</b>   |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Plumbing</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| Sanitary Piping   | Cast Iron             | 100%                  |                          |                           | LIFE           | **                    | 1                  |                       |
| Storm Drain Piping  | Cast Iron             | 90%                   |                          |                           | LIFE           | **                    | 1                  |                       |
|   | Cast Iron             | 10%                   | Now                      | \$6,800                   | LIFE           | **                    | 1                  |                       |
| <i>Broken, Extent : Severe, Area Affected : 10%</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Basement</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| Sump Pump(s)  | Submersible           | 100%                  |                          |                           | 2023           | \$11,000              | 4                  | \$9,300               |
| Backflow Preventer  | Generic               | 100%                  |                          |                           | 2030           | \$82,300              | 1                  | \$18,000              |
| Fixtures  | Generic               | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Vertical Transport</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| Elevators   | Geared Traction       | 100%                  |                          |                           | LIFE           | **                    |                    |                       |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                      |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Freight Unit From Sub-basement to 8th Floor, Passenger Unit From 1st to 7th Floor</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : One Freight Unit And 5 Passenger Units</i>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fire Suppression</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| Standpipe   | Generic               | 100%                  |                          |                           | 2050           | **                    | 1-5                | \$148,300             |
| Sprinkler   | Generic               | 100%                  |                          |                           | 2050           | **                    | 1-2                | \$82,400              |
| Fire Pump   | Generic               | 100%                  |                          |                           | 2039           | **                    | 1                  | \$54,900              |

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : SURROGATE'S COURT MUNICIPAL ARCHIVES  
**Address** : 31 CHAMBERS STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-105  
**Program / Asset #** : DGS0007.000 / 2052 **Yr Built/Renovated** : 1899 / 2010  
**Area Sq Ft** : 202,210 **Project Type** : REAL PROPERTY  
**Date of Survey** : 09-Oct-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,5,7,8,Mez  
**Block** : 153 **Lot** : 24 **BIN** : 1001670

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$3,668,300           | \$551,800             |
| Interior Architecture | \$2,775,700           | \$629,100             |
| Electrical            | \$3,160,600           | \$3,711,800           |
| Mechanical            | \$1,545,700           | \$432,300             |
| <b>Total</b>          | <b>\$11,150,400</b>   | <b>\$5,325,000</b>    |
| Importance Code A     | \$3,668,300           | \$644,100             |
| Importance Code B     | \$5,886,800           | \$4,528,700           |
| Importance Code C     | \$1,595,200           | \$152,100             |
| <b>Total</b>          | <b>\$11,150,400</b>   | <b>\$5,325,000</b>    |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>  | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$8,400          |                 |                  | \$46,800         |
| Interior Architecture | \$51,100         | \$18,600        | \$18,600         | \$7,600          |
| Electrical            | \$21,100         | \$10,000        | \$12,200         | \$70,300         |
| Mechanical            | \$68,800         | \$28,700        | \$55,400         | \$54,100         |
| Site Pavements        | \$31,400         |                 |                  |                  |
| Elevators/Escalators  | \$39,500         | \$39,500        | \$39,500         | \$39,500         |
| <b>Total</b>          | <b>\$220,300</b> | <b>\$96,800</b> | <b>\$125,600</b> | <b>\$218,300</b> |
| Importance Code A     | \$8,400          | \$4,800         |                  | \$47,300         |
| Importance Code B     | \$208,300        | \$92,000        | \$114,600        | \$171,100        |
| Importance Code C     | \$3,500          |                 | \$11,000         |                  |
| <b>Total</b>          | <b>\$220,300</b> | <b>\$96,800</b> | <b>\$125,600</b> | <b>\$218,300</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 5%         |                   |                | 2065               | **             | 10          | \$29,400       |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : At 7th Floor</i>  |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Copper Detailing Is At 7th Floor And Above</i>       |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 72%        | 0-2               | \$512,300      | LIFE               | **             | 5           | \$135,400      |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Decorative Elements - Interior Courtyard</i>            |            |                   |                |                    |                |             |                |          |
| <i>Recent Repair Evident, Extent : Light, Area Affected : 85%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : All Exterior Facades</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Interior Courtyard</i>                                  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 23%        |                   |                | LIFE               | **             | 5           | \$43,300       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Wood  | 100%       | Now               | \$2,939,200    | 2055               | **             | 5           | \$332,300      |          |
| <i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout.</i>   |            |                   |                |                    |                |             |                |          |
| <i>Broken/Missing Elements, Extent : Light, Area Affected : 25%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Various Locations</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout.</i>   |            |                   |                |                    |                |             |                |          |
| <i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout.</i>   |            |                   |                |                    |                |             |                |          |
| <i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout.</i>   |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite  | 40%        |                   |                | LIFE               | **             | 5           | \$7,600        |          |
| Metal Panel   | 60%        |                   |                | 2040               | **             | 5           | \$34,900       |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 5%         | Now               | \$2,300        | 2058               | **             |             |                |          |
| <i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : 6th Floor Cornice</i>                                   |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Courtrooms From 6th Floor Cornice</i>         |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 3%         | Now               | \$1,800        | 2043               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Throughout</i>                                |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Records Room</i>                              |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Dormer Windows</i>                                   |            |                   |                |                    |                |             |                |          |
| Modified Bitumen  | 30%        | 2-4               | \$4,300        | 2025               |                |             | \$216,800      |          |
| <i>Blisters, Extent : Moderate, Area Affected : 10%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   | 27%        |                   |                | 2050               | **             | 10          | \$40,800       |          |
| Slate   | 35%        |                   |                | LIFE               | **             |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Architecture</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                      | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Exterior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Soffits</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Masonry: Granite  | 70%               |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| Pre-Cast Concrete   | 30%               |                          |                       | LIFE                      | **                    | 5                  |                       |                 |
| <b>Interior</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Floors</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Carpet  | 5%                | Now                      | \$45,400              | 2026                      | \$227,100             | 3                  | \$22,700              |                 |
| <i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Judges Chamber 510</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast in Place Concrete  | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$66,200              |                 |
| Ceramic Tile  | 5%                |                          |                       | 2039                      | **                    | 5                  | \$15,100              |                 |
| Mosaic Tile   | 35%               | 0-2                      | \$558,900             | 2035                      | **                    | 5                  | \$132,400             |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 2nd - 5th Floor Lobbies</i>                         |                   |                          |                       |                           |                       |                    |                       |                 |
| Marble Panels   | 15%               | 2-4                      | \$241,700             | LIFE                      | **                    | 5                  | \$34,000              |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 100%</i>    |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Treads, Various Locations</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Stair Treads, Various Locations</i>                 |                   |                          |                       |                           |                       |                    |                       |                 |
| Terrazzo  | 15%               | 2-4                      | \$124,100             | LIFE                      | **                    | 5                  | \$35,500              |                 |
| <i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : 8th Floor Hallway.</i>                              |                   |                          |                       |                           |                       |                    |                       |                 |
| Vinyl Tile  | 15%               |                          |                       | 2038                      | **                    | 3                  | \$17,000              |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%         |                   |                | 2039               | **             | 5           | \$22,000       |          |
| Masonry: Brick  | 10%        | Now               | \$421,100      | LIFE               | **             |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Wall Along Center Street</i>                             |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Basement Wall Along Center Street</i>                             |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 5%         |                   |                | LIFE               | **             |             |                |          |
| <i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : Radiator Covers Throughout</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : Radiator Covers Throughout</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Radiator Covers Are Un-supported And Not Installed</i>         |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 13%        | Now               | \$1,074,500    | LIFE               | **             |             |                |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.</i>   |            |                   |                |                    |                |             |                |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : Decorative Treatments At Doors - 1st Floor And Basement Level</i> |            |                   |                |                    |                |             |                |          |
| Plaster   | 17%        | Now               | \$99,600       | LIFE               | **             | 5           | \$37,500       |          |
| <i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>               |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>    |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive</i>    |            |                   |                |                    |                |             |                |          |
| Plaster   | 52%        |                   |                | LIFE               | **             | 5           | \$114,600      |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered   | 5%         | 4+                | \$5,700        | 2035               | **             | 5           | \$13,000       |          |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Office</i>  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 5%         |                   |                | 2043               | **             | 5           | \$25,900       |          |
| Mosaic Tile   | 5%         |                   |                | LIFE               | **             | 1           |                |          |
| <i>Other Observation, Extent : Light, Area Affected : 5%</i>                    |            |                   |                |                    |                |             |                |          |
| <i>Location : 1st Floor Elevator Lobby</i>                                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Under Repair, Scaffolding In Place.</i>                        |            |                   |                |                    |                |             |                |          |
| Plaster   | 20%        | Now               | \$35,800       | LIFE               | **             | 5           | \$64,800       |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>                 |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Court Room Ceiling</i>                                  |            |                   |                |                    |                |             |                |          |
| Plaster   | 55%        | Now               | \$220,000      | LIFE               | **             | 5           | \$178,200      |          |
| <i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>            |            |                   |                |                    |                |             |                |          |
| <i>Location : Sub-basement Ceiling</i>  |            |                   |                |                    |                |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>                |            |                   |                |                    |                |             |                |          |
| <i>Location : 7th Floor Storage And Toilets</i>                                 |            |                   |                |                    |                |             |                |          |
| Under Construction  | 10%        |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2050

\*\*

*Deteriorated Finish, Extent : Light, Area Affected : 10%*  
*Location : Throughout*

Retaining Walls

Masonry: Fieldstone

100%

2040

\*\*

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Area Ways Throughout*  
*Explanation : Material Is Granite*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

Now

\$27,800

2035

\*\*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*  
*Location : Elk And Reade Streets*

On-Site Walkways

Masonry: Granite

100%

Now

\$3,500

LIFE

\*\*

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%*  
*Location : Entrance Stairs*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

70%

2030

\$64,700

5

\$600

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub-basement Electrical Room*  
*Explanation : There Are Two 2,000 Ampere Main Disconnect Switches In Satisfactory Condition.*

Fused Disc Sw

30%

2030

\$27,700

5

\$300

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Electrical Room*  
*Explanation : There Is One 1,600 Ampere Main Disconnect Switch In Satisfactory Condition.*

Transformers

Dry Type

100%

2035

\*\*

5

\$700

Switchgear / Switchboard

Fused Disc Sw

80%

2030

\$321,800

5

\$700

Fused Knife Sw

20%

Now

\$80,400

2060

\*\*

5

\$100

*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub-basement*  
*Explanation : Obsolete Switchboard Equipment.*

Raceway

Conduit

10%

2050

\*\*

1

Conduit

90%

2030

\$412,900

1

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Electrical</b> |  | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|--|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b>  | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Under 600 Volts   |  |                       |                          |                           |                |                       |                    |                       |
| Panelboards       |  |                       |                          |                           |                |                       |                    |                       |
|                   | Fused Disc Sw  | 5%                    |                          |                           | 2029           | \$21,100              | 5                  | \$200                 |
|                   | Molded Case Bkrs   | 10%                   |                          |                           | 2046           | **                    | 5                  | \$500                 |
|                   | Molded Case Bkrs   | 85%                   |                          |                           | 2029           | \$358,600             | 5                  | \$4,500               |
| Wiring            |  |                       |                          |                           |                |                       |                    |                       |
|                   | Braided Cloth  | 80%                   | 2-4                      | \$565,400                 | 2055           | **                    | 1                  |                       |
|                   | <i>Insulation Aged, Extent : Light, Area Affected : 90%</i>  |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Throughout</i>   |                       |                          |                           |                |                       |                    |                       |
|                   | Thermoplastic  | 20%                   |                          |                           | 2050           | **                    | 1                  |                       |
| Motor Controllers |  |                       |                          |                           |                |                       |                    |                       |
|                   | Locally Mounted  | 30%                   | 4+                       | \$13,200                  | 2028           | \$263,900             | 5                  | \$200                 |
|                   | <i>Cracked Case, Extent : Moderate, Area Affected : 20%</i>  |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Roof</i>   |                       |                          |                           |                |                       |                    |                       |
|                   | Motor Control Center   | 65%                   |                          |                           | 2028           | \$541,600             | 5                  | \$3,600               |
|                   | Variable Frequency Drive   | 5%                    |                          |                           | 2047           | **                    |                    |                       |
|                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                     |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Custodian Engineer Office</i>  |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Explanation : All Controllers Monitored By Building Management System</i>                       |                       |                          |                           |                |                       |                    |                       |
| Ground            |  |                       |                          |                           |                |                       |                    |                       |
| Grounding Devices |  |                       |                          |                           |                |                       |                    |                       |
|                   | Generic  | 100%                  |                          |                           | LIFE           | **                    | 5                  | \$3,000               |
| Lighting          |  |                       |                          |                           |                |                       |                    |                       |
| Interior Lighting |  |                       |                          |                           |                |                       |                    |                       |
|                   | Fluorescent  | 53%                   |                          |                           | 2025           | \$2,071,600           | 10                 | \$98,300              |
|                   | <i>Other Observation, Extent : Light, Area Affected : 90%</i>                                      |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Throughout The Building</i>  |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Explanation : Lamp T-12</i>   |                       |                          |                           |                |                       |                    |                       |
|                   | Fluorescent  | 8%                    |                          |                           | 2038           | **                    | 10                 | \$14,800              |
|                   | <i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Throughout The Building</i>  |                       |                          |                           |                |                       |                    |                       |
|                   | Fluorescent  | 7%                    |                          |                           | 2030           | \$273,600             | 10                 | \$13,000              |
|                   | <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                             |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Throughout Books Storage Area And Corridors.</i>                                     |                       |                          |                           |                |                       |                    |                       |
|                   | Incandescent   | 30%                   |                          |                           | 2035           | **                    | 2                  | \$1,300               |
|                   | <i>Other Observation, Extent : Light, Area Affected : 90%</i>                                      |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Court Rooms, Corridors And Lobby</i>   |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Explanation : There Are Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors.</i> |                       |                          |                           |                |                       |                    |                       |
|                   | LED  | 2%                    |                          |                           | 2035           | **                    |                    |                       |
|                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                     |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Location : Room 105</i>   |                       |                          |                           |                |                       |                    |                       |
|                   | <i>Explanation : LED Observed</i>  |                       |                          |                           |                |                       |                    |                       |
| Egress Lighting   |  |                       |                          |                           |                |                       |                    |                       |
|                   | Emergency, Battery   | 60%                   |                          |                           | 2025           | \$192,400             | 10                 | \$29,300              |
|                   | Exit, Service  | 40%                   |                          |                           | 2025           | \$31,700              | 1                  |                       |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856  
SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Lighting<br>Incandescent   | 20%               |                          |                       | 2025                      | \$152,400             | 2                  | \$100                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Main Entrance</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 8 (Pole Mounting Type)</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Security System<br>No Component   | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2030                      | \$215,800             | 1                  | \$22,700              |                 |
| Fire/Smoke Detection<br>No Component  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 50%               |                          |                       | 2030                      | \$1,231,300           | 1-3                | \$62,300              |                 |
| <b>Mechanical</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source<br>Utility Steam  | 80%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| HTHW/HW   | 20%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, 2nd Floor And 5th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water Supplied From Nearby Building On Centre Street</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment<br>Pres. Reducing<br>Valve/LP Steam  | 80%               |                          |                       | 2033                      | **                    | 5                  | \$9,600               |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement, 2nd Floor And 5th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment</i>                                    |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump   | 20%               |                          |                       | 2038                      | **                    | 4                  | \$3,000               |                 |
| Central Plant Steam<br>Piping/Pmp   | 80%               |                          |                       | 2040                      | **                    | 4                  | \$8,000               |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Mechanical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Terminal Devices  |                   |                          |                       |                           |                       |                    |                       |                 |
| Air Handler   | 5%                |                          |                       | 2035                      | **                    | 1                  | \$6,300               |                 |
| Air Handler   | 10%               |                          |                       | 2025                      | \$281,800             | 1                  | \$12,500              |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Convector/Radiator  | 80%               |                          |                       | 2035                      | **                    | 1                  | \$52,300              |                 |
| Fan Coil Unit/Heat  | 5%                |                          |                       | 2035                      | **                    | 1                  | \$3,300               |                 |
| <b>Air Conditioning</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Energy Source   |                   |                          |                       |                           |                       |                    |                       |                 |
| District Chilled Water  | 20%               |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From Centre Street Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Electricity   | 80%               |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| <b>Conversion Equipment</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Reciprocating Compr/Chiller   | 60%               |                          |                       | 2025                      | \$1,134,100           | 1                  | \$56,300              |                 |
| <i>Not in Service, Extent : Light, Area Affected : 5%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement, Chilled Water Is Presently Being Provided From One Centre Street</i>            |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Exterior Pkg Unit - Cooling   | 2%                |                          |                       | 2030                      | \$36,100              | 2                  | \$300                 |                 |
| <i>Other Observation, Extent : Light, Area Affected : 2%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Unit Feeding Partial 8th Floor</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit  | 20%               |                          |                       | 2023                      | \$92,800              | 1                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 70%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Light, Area Affected : 70%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Equipment Serviced By Others</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 18%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump  | 30%               |                          |                       | 2050                      | **                    | 4                  | \$4,500               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 10%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement To Roof</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps</i>          |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Mechanical</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>                                       | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Air Conditioning</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Heat Rejection</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 12%               |                          |                       | 2028                      | \$83,200              | 2                  | \$24,400              |                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : The Cooling Tower Is Presently Not In Service</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Water Cooling Tower  | 8%                |                          |                       | 2031                      | \$55,400              | 2                  | \$16,300              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Cooling Tower Is Not In Service</i>               |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 80%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Ventilation</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Distribution</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers   | 100%              |                          |                       | LIFE                      | **                    | 2-5                | \$112,800             |                 |
| <b>Exhaust Fans</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Roof   | 10%               | 0-2                      | \$37,000              | 2040                      | **                    | 2                  | \$500                 |                 |
| <i>On Extended Life, Extent : Severe, Area Affected : 20%</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Roof</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component   | 90%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Plumbing</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>H/C Water Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Brass/Copper   | 100%              |                          |                       | 2040                      | **                    | 1                  |                       |                 |
| <i>No Water Meter, Extent : Light, Area Affected : 100%</i>        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>HW Heat Exchanger</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steam Fired  | 100%              |                          |                       | 2040                      | **                    | 4                  | \$20,000              |                 |
| <b>Sanitary Piping</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 5%                |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| Cast Iron  | 95%               |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Storm Drain Piping</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 95%               |                          |                       | LIFE                      | **                    | 1                  |                       |                 |
| <i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout</i>                                       |                   |                          |                       |                           |                       |                    |                       |                 |
| Cast Iron  | 5%                | Now                      | \$23,200              | LIFE                      | **                    | 1                  |                       |                 |
| <i>Damaged, Extent : Severe, Area Affected : 5%</i>                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sixth Floor, Probable Defective Roof Drains</i>      |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Sump Pump(s)</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Submersible  | 100%              |                          |                       | 2022                      | \$7,500               | 4                  | \$6,400               |                 |
| <b>Sewage Ejector(s)</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Electric   | 100%              |                          |                       | 2030                      | \$64,100              | 4                  | \$12,100              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Sub-basement</i>                                     |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Duplex</i>  |                   |                          |                       |                           |                       |                    |                       |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |   | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|--------------------|-----------------------|-----------------------|---|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>      | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b>  | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| Plumbing           | Fixtures              |                       |   |                           |                |                       |                    |                       |
|                    | Generic               | 100%                  |   |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i> |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Throughout</i>                                    |                           |                |                       |                    |                       |
| Vertical Transport | Elevators             |                       |   |                           |                |                       |                    |                       |
|                    | Geared Traction       | 90%                   |   |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : 1st To 8th Floor</i>                              |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 4 Units</i>                                    |                           |                |                       |                    |                       |
|                    | Hydraulic             | 10%                   |   |                           | LIFE           | **                    |                    |                       |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Sub-basement To 1st Floor</i>                     |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : 1 Unit</i>                                     |                           |                |                       |                    |                       |
| Fire Suppression   | Standpipe             |                       |   |                           |                |                       |                    |                       |
|                    | Generic               | 100%                  |   |                           | 2040           | **                    | 1-5                | \$105,700             |
|                    | Sprinkler             |                       |   |                           |                |                       |                    |                       |
|                    | No Component          | 99%                   |   |                           |                |                       |                    |                       |
|                    | Generic               | 1%                    |   |                           | 2040           | **                    | 1-2                | \$600                 |
|                    | Fire Pump             |                       |   |                           |                |                       |                    |                       |
|                    | Generic               | 100%                  |   |                           | 2026           | \$143,400             | 1                  | \$37,800              |
|                    |                       |                       | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Location : Sub-basement</i>                                  |                           |                |                       |                    |                       |
|                    |                       |                       | <i>Explanation : Workshop</i>                                   |                           |                |                       |                    |                       |

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Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : TWEED COURT BUILDING TWEED ACADEMY (DOE)  
**Address** : 52 CHAMBERS STREET @ CITY HALL PARK  
**Borough** : MANHATTAN **Agency's Number** : 312-104  
**Program / Asset #** : DGS0009.000 / 2053 **Yr Built/Renovated** : 1871 / 2002  
**Area Sq Ft** : 156,692 **Project Type** : REAL PROPERTY  
**Date of Survey** : 03-May-2018 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,4,5MR  
**Block** : 122 **Lot** : 1 **BIN** : 1079146

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| Exterior Architecture | \$1,872,400        | \$299,400          |
| Interior Architecture | \$275,900          | \$221,500          |
| Electrical            | \$143,700          |                    |
| Mechanical            | \$354,300          | \$2,633,800        |
| Site Pavements        | \$135,800          |                    |
| <b>Total</b>          | <b>\$2,782,100</b> | <b>\$3,154,800</b> |
| Importance Code A     | \$1,872,400        | \$299,400          |
| Importance Code B     | \$694,400          | \$2,803,500        |
| Importance Code C     | \$215,300          | \$51,800           |
| <b>Total</b>          | <b>\$2,782,100</b> | <b>\$3,154,800</b> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024          | FY 2025          |
|-----------------------|------------------|-----------------|------------------|------------------|
| Exterior Architecture | \$35,400         |                 | \$3,000          |                  |
| Interior Architecture | \$90,100         | \$12,300        | \$14,700         | \$916,600        |
| Electrical            | \$17,600         | \$20,000        | \$16,000         | \$25,500         |
| Mechanical            | \$36,100         | \$35,900        | \$65,900         | \$30,300         |
| Elevators/Escalators  | \$19,700         | \$19,700        | \$19,700         | \$19,700         |
| <b>Total</b>          | <b>\$198,900</b> | <b>\$87,900</b> | <b>\$119,300</b> | <b>\$992,200</b> |
| Importance Code A     | \$35,400         | \$4,700         | \$3,300          |                  |
| Importance Code B     | \$163,500        | \$76,800        | \$116,000        | \$992,200        |
| Importance Code C     |                  | \$6,500         |                  |                  |
| <b>Total</b>          | <b>\$198,900</b> | <b>\$87,900</b> | <b>\$119,300</b> | <b>\$992,200</b> |



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

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

**Asset # : 2053**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Exterior   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Brick   | 2%         | Now               | \$56,300       | LIFE               | **             | 5           | \$3,200        |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Rear Wall To Basement</i>                                |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 85%        | 2-4               | \$962,100      | LIFE               | **             | 5           | \$101,200      |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal, Corrugated  | 2%         |                   |                | 2049               | **             | 1           |                |          |
| Metal Panel  | 1%         |                   |                | 2049               | **             | 5-10        | \$10,900       |          |
| Granite Panels   | 10%        | 2-4               | \$495,000      | LIFE               | **             | 5           | \$11,900       |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>  |            |                   |                |                    |                |             |                |          |
| <i>Location : North Facade And Cheek Walls Of Main Stairs</i>          |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Steel  | 20%        |                   |                | 2037               | **             | 5           | \$94,400       |          |
| Wood   | 80%        |                   |                | 2037               | **             | 5           | \$302,100      |          |
| Parapets   |            |                   |                |                    |                |             |                |          |
| Masonry: Marble  | 95%        |                   |                | LIFE               | **             | 5           | \$27,400       |          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 10%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>   |            |                   |                |                    |                |             |                |          |
| Metal Rail   | 5%         |                   |                | 2042               | **             | 5-10        | \$20,700       |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 5%         | Now               | \$13,000       | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Severe, Area Affected : 100%</i>        |            |                   |                |                    |                |             |                |          |
| <i>Location : Sidewalk Over Steam Room In Basement</i>                 |            |                   |                |                    |                |             |                |          |
| Metal, Corrugated  | 75%        |                   |                | 2042               | **             | 1           |                |          |
| Metal Panel  | 5%         |                   |                | 2042               | **             | 10          | \$9,800        |          |
| Skylight, Metal/Glass  | 15%        | Now               | \$160,700      | 2049               | **             |             |                |          |
| <i>Water Penetration, Extent : Light, Area Affected : 10%</i>          |            |                   |                |                    |                |             |                |          |
| <i>Location : Over Rotunda</i>   |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta   | 100%       |                   |                | LIFE               | **             | 5           |                |          |
| Interior   |            |                   |                |                    |                |             |                |          |
| Floors   |            |                   |                |                    |                |             |                |          |
| Carpet   | 25%        |                   |                | 2025               | \$880,000      | 3           | \$117,300      |          |
| Cast in Place Concrete   | 10%        | 0-2               | \$14,300       | LIFE               | **             | 5           | \$51,300       |          |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>         |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Mechanical Room And Basement</i>               |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         |                   |                | 2038               | **             | 5           | \$11,700       |          |
| Glass Block  | 5%         |                   |                | 2057               | **             | 1           |                |          |
| Mosaic Tile  | 5%         |                   |                | 2034               | **             | 5           | \$29,300       |          |
| Marble Panels  | 25%        |                   |                | LIFE               | **             | 5           | \$44,000       |          |
| Vinyl Tile   | 25%        |                   |                | 2034               | **             | 3           | \$29,300       |          |

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

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

**Asset # : 2053**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2038               | **             | 5           | \$13,000       |          |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE               | **             | 5           | \$5,200        |          |
| Glass: Single Pane  | 5%         |                   |                | LIFE               | **             | 5           | \$9,700        |          |
| Masonry: Brick  | 25%        |                   |                | LIFE               | **             |             |                |          |
| Masonry: Brick  | 5%         | Now               | \$118,800      | LIFE               | **             |             |                |          |
| <i>Efflorescence, Extent : Light, Area Affected : 50%</i>             |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Mechanical Room</i>                           |            |                   |                |                    |                |             |                |          |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : 5th Floor Mechanical Room</i>                           |            |                   |                |                    |                |             |                |          |
| Granite Panels  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 10%        |                   |                | LIFE               | **             | 5           | \$7,800        |          |
| Plaster   | 35%        |                   |                | LIFE               | **             | 5           | \$27,200       |          |
| Wood  | 5%         |                   |                | LIFE               | **             | 5           | \$51,800       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 15%        |                   |                | 2042               | **             | 5           | \$33,700       |          |
| Exposed Concrete  | 5%         | Now               | \$42,500       | LIFE               | **             | 5           | \$1,800        |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Steps At Main Entrance</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 20%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Below Steps At Main Entrance</i>                        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Corroded Steel Angle</i>                             |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel  | 2%         | Now               | \$22,300       | LIFE               | **             |             |                |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Steam Room And Outside Trash Elevator</i>               |            |                   |                |                    |                |             |                |          |
| Exposed Struc: Steel  | 8%         |                   |                | LIFE               | **             |             |                |          |
| Glass: Susp Panels  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$14,000       |          |
| Masonry: Infill Arch  | 5%         | Now               | \$48,400       | LIFE               | **             |             |                |          |
| <i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Steam Room And Adjacent To Trash Elevator</i>           |            |                   |                |                    |                |             |                |          |
| Metal Panel   | 2%         | Now               | \$66,200       | LIFE               | **             | 5           | \$5,600        |          |
| <i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>     |            |                   |                |                    |                |             |                |          |
| <i>Location : Beneath Main Stairs</i>                                 |            |                   |                |                    |                |             |                |          |
| Plaster   | 53%        |                   |                | LIFE               | **             | 5           | \$74,500       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 40%        |                   |                | 2049               | **             |             |                |          |
| Iron Picket   | 60%        |                   |                | 2064               | **             |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Pavers/Stone  | 100%       | Now               | \$39,300       | 2038               | **             |             |                |          |
| <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Sidewalk Along Chambers Street</i>                      |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Loose Stone Panels</i>                               |            |                   |                |                    |                |             |                |          |

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

**Asset # : 2053**

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

Site Pavements

On-Site Walkways

|  |     |     |          |      |    |  |  |  |
|--|-----|-----|----------|------|----|--|--|--|
| Pavers/Stone   | 80% |     |          | 2038 | ** |  |  |  |
| Pavers/Stone   | 20% | Now | \$96,500 | 2038 | ** |  |  |  |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |    |  |  |  |
| <i>Location : Front Stairs</i>   |     |     |          |      |    |  |  |  |

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

Under 600 Volts

Service Equipment

|   |      |  |  |      |    |   |       |  |
|---|------|--|--|------|----|---|-------|--|
| Fused Disc Sw   | 100% |  |  | 2049 | ** | 5 | \$700 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |      |  |  |      |    |   |       |  |
| <i>Location : Electrical Room</i>                               |      |  |  |      |    |   |       |  |
| <i>Explanation : Main Service Switch Rated At 4,000 Amperes</i> |      |  |  |      |    |   |       |  |

Switchgear / Switchboard

|                     |     |  |  |      |    |   |       |  |
|---------------------|-----|--|--|------|----|---|-------|--|
| Air Circuit Breaker | 20% |  |  | 2049 | ** | 5 | \$200 |  |
| Fused Disc Sw       | 80% |  |  | 2049 | ** | 5 | \$500 |  |

Raceway

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Busway  | 5%  |  |  | 2042 | ** | 1 |  |  |
| Conduit | 95% |  |  | 2049 | ** | 1 |  |  |

Panelboards

|                  |      |  |  |      |    |   |         |  |
|------------------|------|--|--|------|----|---|---------|--|
| Molded Case Bkrs | 100% |  |  | 2045 | ** | 5 | \$4,100 |  |
|------------------|------|--|--|------|----|---|---------|--|

Wiring

|               |     |  |  |      |    |   |  |  |
|---------------|-----|--|--|------|----|---|--|--|
| Busway        | 5%  |  |  | 2042 | ** | 1 |  |  |
| Thermoplastic | 95% |  |  | 2049 | ** | 1 |  |  |

Motor Controllers

|                          |     |  |  |      |    |   |       |  |
|--------------------------|-----|--|--|------|----|---|-------|--|
| Locally Mounted          | 50% |  |  | 2042 | ** | 5 | \$500 |  |
| Variable Frequency Drive | 50% |  |  | 2042 | ** |   |       |  |

Ground

Grounding Devices

|         |      |  |  |      |    |   |         |  |
|---------|------|--|--|------|----|---|---------|--|
| Generic | 100% |  |  | LIFE | ** | 5 | \$2,300 |  |
|---------|------|--|--|------|----|---|---------|--|

Stand-by Power

Transfer Switches

|  |      |  |  |      |    |   |          |  |
|--|------|--|--|------|----|---|----------|--|
| Automatic  | 100% |  |  | 2042 | ** | 1 | \$48,200 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                 |      |  |  |      |    |   |          |  |
| <i>Location : Basement</i>   |      |  |  |      |    |   |          |  |
| <i>Explanation : One Of The Transfer Switches Is Dedicated To Serve The City Hall Building</i> |      |  |  |      |    |   |          |  |

Generators

|   |      |  |  |      |    |   |          |  |
|---|------|--|--|------|----|---|----------|--|
| Diesel  | 100% |  |  | 2038 | ** | 1 | \$60,700 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                  |      |  |  |      |    |   |          |  |
| <i>Location : Basement Generator Room</i>   |      |  |  |      |    |   |          |  |
| <i>Explanation : Two 400 Kilowatt Generators. One Of Them Is Serving The City Hall Building</i> |      |  |  |      |    |   |          |  |

Batteries

|           |      |  |  |      |  |   |         |  |
|-----------|------|--|--|------|--|---|---------|--|
| Lead/Acid | 100% |  |  | 2023 |  | 5 | \$5,800 |  |
|-----------|------|--|--|------|--|---|---------|--|

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

**Asset # : 2053**

| <b>Electrical</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Stand-by Power</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fuel Storage</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Day Tank  | 50%               |                          |                       | 2045                      | **                    | 5                  | \$14,500              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Generator Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Two 100 Gallon Capacity</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Main Tank   | 50%               |                          |                       | 2057                      | **                    | 5                  | \$2,300               |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : 10,000 Gallon Capacity</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Lighting</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Interior Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 80%               |                          |                       | 2034                      | **                    | 10                 | \$115,000             |                 |
| <i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>                           |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Offices And Basement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fluorescent   | 20%               |                          |                       | 2034                      | **                    | 10                 | \$28,700              |                 |
| <i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Lobby, Staircases And Receiving Room</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Egress Lighting</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Emergency, Service  | 50%               |                          |                       | 2034                      | **                    | 1                  |                       |                 |
| Exit, LED   | 50%               |                          |                       | 2057                      | **                    | 1                  |                       |                 |
| <b>Alarm</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Security System</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic   | 30%               |                          |                       | 2034                      | **                    | 1                  | \$17,600              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Hallways</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Surveillance Cameras</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Fire/Smoke Detection</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 70%               |                          |                       |                           |                       |                    |                       |                 |
| Generic, Digital  | 30%               |                          |                       | 2034                      | **                    | 1-3                | \$29,800              |                 |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>                                |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Throughout The Building</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells</i> |                   |                          |                       |                           |                       |                    |                       |                 |

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

Heating

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

**Asset # : 2053**

| <b>Mechanical</b>             |                   | <b>Current Repair</b>  |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|-------------------------------|-------------------|--|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b>   | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Heating</b>                |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                 |                   |  |                       |                           |                       |                    |                       |                 |
| Utility Steam                 | 30%               |  |                       | 2039                      | **                    | 1                  |                       |                 |
|                               |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Throughout</i>   |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : Steam From Con Edison</i>   |                       |                           |                       |                    |                       |                 |
| HTHW/HW                       | 70%               |  |                       | 2049                      | **                    | 1                  |                       |                 |
|                               |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement</i>   |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : From One Centre Street Municipal Building</i>                     |                       |                           |                       |                    |                       |                 |
| Conversion Equipment          |                   |  |                       |                           |                       |                    |                       |                 |
| Pres. Reducing Valve/LP Steam | 100%              |  |                       | 2038                      | **                    | 5                  | \$9,300               |                 |
|                               |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement Steam Room</i>  |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : 2 Heat Exchangers</i>   |                       |                           |                       |                    |                       |                 |
| Distribution                  |                   |  |                       |                           |                       |                    |                       |                 |
| Hot Wtr Piping/Pump           | 100%              | Now  | \$5,400               | 2051                      | **                    | 4                  | \$7,700               |                 |
|                               |                   | <i>Other Observation, Extent : Severe, Area Affected : 100%</i>                    |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement</i>   |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : Controls Malfunctioning</i>                                       |                       |                           |                       |                    |                       |                 |
| Terminal Devices              |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler                   | 60%               |  |                       | 2029                      | \$1,456,000           | 1                  | \$58,100              |                 |
| Fan Coil Unit/Heat            | 40%               |  |                       | 2029                      | \$1,033,800           | 1                  | \$20,200              |                 |
| <b>Air Conditioning</b>       |                   |  |                       |                           |                       |                    |                       |                 |
| Energy Source                 |                   |  |                       |                           |                       |                    |                       |                 |
| District Chilled Water        | 100%              |  |                       | 2049                      | **                    | 1                  |                       |                 |
|                               |                   | <i>Other Observation, Extent : Light, Area Affected : 100%</i>                     |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement</i>   |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : From Adjacent One Centre Street - Municipal Building</i>          |                       |                           |                       |                    |                       |                 |
| Conversion Equipment          |                   |  |                       |                           |                       |                    |                       |                 |
| Window/Wall Unit              | 2%                |  |                       | 2024                      | \$7,200               | 1                  |                       |                 |
| No Component                  | 98%               |  |                       |                           |                       |                    |                       |                 |
| Distribution                  |                   |  |                       |                           |                       |                    |                       |                 |
| CW & CHW Wtr Pipe/Pump        | 100%              |  |                       | 2039                      | **                    | 4                  | \$11,600              |                 |
| Terminal Devices              |                   |  |                       |                           |                       |                    |                       |                 |
| Air Handler/Cool/Ht           | 80%               |  |                       | 2029                      | \$31,000              | 1                  | \$77,500              |                 |
| Fan Coil - 2 Pipe             | 20%               |  |                       | 2029                      | \$13,100              | 1                  | \$10,100              |                 |
| <b>Ventilation</b>            |                   |  |                       |                           |                       |                    |                       |                 |
| Distribution                  |                   |  |                       |                           |                       |                    |                       |                 |
| Ductwork/Diffusers            | 100%              | Now  | \$79,500              | LIFE                      | **                    | 2-5                | \$87,400              |                 |
|                               |                   | <i>Damaged, Extent : Severe, Area Affected : 5%</i>                                |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement Steam Room</i>  |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Other Observation, Extent : Severe, Area Affected : 5%</i>                      |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Location : Basement</i>   |                       |                           |                       |                    |                       |                 |
|                               |                   | <i>Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room</i> |                       |                           |                       |                    |                       |                 |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 2053**

| <b>Mechanical</b>            |                   | <b>Current Repair</b>    |   | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|---|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>   | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Ventilation</b>           |                   |                          |   |                           |                       |                    |                       |                 |
| Exhaust Fans                 |                   |                          |   |                           |                       |                    |                       |                 |
| Interior                     | 100%              |                          |   | 2034                      | **                    | 2                  | \$4,800               |                 |
| <b>Plumbing</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| H/C Water Piping             |                   |                          |   |                           |                       |                    |                       |                 |
| Brass/Copper                 | 100%              |                          |   | 2049                      | **                    | 1                  |                       |                 |
| Water Heater                 |                   |                          |   |                           |                       |                    |                       |                 |
| Gas Fired                    | 100%              |                          |   | 2027                      | \$105,200             | 2                  | \$2,300               |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Two Units Temporary</i>  |                           |                       |                    |                       |                 |
| HW Heat Exchanger            |                   |                          |   |                           |                       |                    |                       |                 |
| Steam Fired                  | 100%              | Now                      | \$274,800   | 2059                      | **                    | 4                  | \$15,500              |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Replacement Project Planned</i>  |                           |                       |                    |                       |                 |
| Sanitary Piping              |                   |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |   | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping           |                   |                          |   |                           |                       |                    |                       |                 |
| Cast Iron                    | 100%              |                          |   | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)                 |                   |                          |   |                           |                       |                    |                       |                 |
| Non-Submersible              | 100%              |                          |   | 2034                      | **                    | 4                  | \$5,000               |                 |
| Backflow Preventer           |                   |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |   | 2034                      | **                    | 1                  | \$9,600               |                 |
| <b>Fixtures</b>              |                   |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |   |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b>    |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Elevators</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Geared Traction              | 90%               |                          |   | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 90%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Four Units</i>   |                           |                       |                    |                       |                 |
| Hydraulic                    | 10%               |                          |   | LIFE                      | **                    |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Severe, Area Affected : 10%</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement To Ground Floor</i>  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement</i>   |                           |                       |                    |                       |                 |
| <b>Fire Suppression</b>      |                   |                          |   |                           |                       |                    |                       |                 |
| <b>Standpipe</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |   | 2049                      | **                    | 1-5                | \$81,900              |                 |
| <b>Sprinkler</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| No Component                 | 40%               |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 60%               |                          |   | 2049                      | **                    | 1-2                | \$26,300              |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 60%</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Basement First Fourth Attic</i>   |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : No Sprinkler For Second And Third Floors</i>   |                           |                       |                    |                       |                 |
| <b>Fire Pump</b>             |                   |                          |   |                           |                       |                    |                       |                 |
| Generic                      | 100%              |                          |   | 2038                      | **                    | 1                  | \$29,300              |                 |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

| Piers   |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Structural  |                |                |                   |                    |         |                |             |                |
| Deck  |                |                |                   |                    |         |                |             |                |
|   | Concrete       | 50%            |                   |                    | LIFE    | **             | 5           | \$6,200        |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |
| <i>Location : New Pier</i>  |                |                |                   |                    |         |                |             |                |
|   | Not Accessible | 50%            |                   |                    |         |                |             |                |
| Pile Caps   |                |                |                   |                    |         |                |             |                |
|   | Concrete       | 100%           |                   |                    | LIFE    | **             | 5           | \$400          |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |
| <i>Location : New Pier</i>  |                |                |                   |                    |         |                |             |                |
| Piles and Bracing   |                |                |                   |                    |         |                |             |                |
|   | Timber         | 15%            |                   |                    | LIFE    | **             | 4-5         | \$4,500        |
|   | Not Accessible | 85%            |                   |                    |         |                |             |                |
| Deck Elements   |                |                |                   |                    |         |                |             |                |
| Railing   |                |                |                   |                    |         |                |             |                |
|   | Steel          | 100%           |                   |                    | 2027    |                |             | \$331,900      |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |
| <i>Location : New Pier</i>  |                |                |                   |                    |         |                |             |                |
| Electrical  |                |                |                   |                    |         |                |             |                |
| Lighting Fixture  |                |                |                   |                    |         |                |             |                |
|   | Incandescent   | 100%           |                   |                    | 2023    |                |             |                |
| <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                |                |                   |                    |         |                |             |                |
| <i>Location : New Pier</i>  |                |                |                   |                    |         |                |             |                |

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

Estimates are rounded to the nearest hundred dollars.

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : CONCRETE BULKHEAD  
**Address** : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS001.000 / 14015 **Yr Built/Renovated** :  
**Linear Ft** : 1,376 **Project Type** : REAL PROPERTY  
**Date of Survey** : 18-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16109 **Lot** : 47 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$120,300             | \$545,300             |
| <b>Total</b>      | <b>\$120,300</b>      | <b>\$545,300</b>      |
| Importance Code A | \$120,300             |                       |
| Importance Code B |                       | \$545,300             |
| <b>Total</b>      | <b>\$120,300</b>      | <b>\$545,300</b>      |

| <b>EXPENSE</b>    | <b>FY 2022</b> | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         | \$3,000        |                |                | \$7,900        |
| <b>Total</b>      | <b>\$3,000</b> |                |                | <b>\$7,900</b> |
| Importance Code A | \$1,700        |                |                |                |
| Importance Code B |                |                |                | \$7,900        |
| Importance Code C | \$1,300        |                |                |                |
| <b>Total</b>      | <b>\$3,000</b> |                |                | <b>\$7,900</b> |



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

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

## CONCRETE BULKHEAD

Asset # : 14015

| Bulkheads   |                       | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |
|---|-----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|
| System  | Component Type        | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Structural  |                       |                |                   |                    |         |                |             |                |
|   | Coping/Curb Concrete  | 100%           |                   |                    | LIFE    | **             | 5-10        | \$2,600        |
| <i>Cracking, Extent : Light, Area Affected : 5%</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Location : Intermittent Shrinkage Cracks In Coping</i>   |                       |                |                   |                    |         |                |             |                |
|   | Gravity Wall Concrete | 30%            |                   |                    | LIFE    | **             | 5-10        | \$3,300        |
| <i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 10%</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Location : Below Joint Between Coping And Gravity Wall</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Erosion, Extent : Light, Area Affected : 10%</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Location : Tidal Zone</i>  |                       |                |                   |                    |         |                |             |                |
|   | Concrete              | 5%             | 4+                | \$120,300          | LIFE    | **             | 5           | \$300          |
| <i>Erosion, Extent : Severe, Area Affected : 2%</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Spalling, Extent : Moderate, Area Affected : 10%</i>   |                       |                |                   |                    |         |                |             |                |
| <i>Location : Along Mean Low Water Elevation And At Construction Joints, Primarily 700 - 910 Feet From West End</i> |                       |                |                   |                    |         |                |             |                |
|   | Not Accessible        | 65%            |                   |                    |         |                |             |                |
| Backfill  |                       |                |                   |                    |         |                |             |                |
|   | Fill                  |                |                   |                    |         |                |             |                |
|   | Not Accessible        | 100%           |                   |                    |         |                |             |                |
|   | Surface               |                |                   |                    |         |                |             |                |
|   | Concrete              | 100%           |                   |                    | 2040    | **             | 5           | \$15,700       |
| Deck Elements   |                       |                |                   |                    |         |                |             |                |
|   | Railing               |                |                   |                    |         |                |             |                |
|   | Aluminum              | 100%           |                   |                    | 2029    |                |             | \$545,300      |

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 : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE  
**Address** : 390 KENT AVE. BETWEEN S 6TH ST. AND 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** : 03-Feb-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2467 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$531,100             |                       |
| <b>Total</b>      | <b>\$531,100</b>      |                       |
| Importance Code B | \$132,400             |                       |
| Importance Code C | \$398,600             |                       |
| <b>Total</b>      | <b>\$531,100</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$29,400        |                | \$600          | \$100          |
| <b>Total</b>      | <b>\$29,400</b> |                | <b>\$600</b>   | <b>\$100</b>   |
| Importance Code B | \$29,400        |                | \$600          | \$100          |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$29,400</b> |                | <b>\$600</b>   | <b>\$100</b>   |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE**  
**Asset # : 14652**

| <b>Bulkheads</b>   |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|--|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>   | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Revetment Stone  | 100%              | Now                      | \$398,600             | LIFE                      | **                    | 5                  | \$3,000               | 1               |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Top Of Revetment Is Generally Below Mean High Water</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Other Observation, Extent : Severe, Area Affected : 20%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : From 150 To 250 Feet From South End The Revetment Consists Of Small Crib Stone From A Collapsed Pier</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Explanation : Inadequate Stone</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill   |                   |                          |                       |                           |                       |                    |                       |                 |
| Topsoil  | 80%               | Now                      | \$93,300              | 2071                      | **                    |                    |                       |                 |
| <i>Erosion, Extent : Severe, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Southern 150 Feet And Northern 250 Feet</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible   | 20%               |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Surface</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt  | 20%               |                          |                       | 2034                      | **                    | 5                  | \$1,100               |                 |
| Asphalt  | 80%               | Now                      | \$39,100              | 2046                      | **                    | 5                  | \$2,300               |                 |
| <i>Sinkhole, Extent : Severe, Area Affected : 75%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Intermittent Across Southern 150 Feet And Northern 250 Feet</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <hr/>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing  |                   |                          |                       |                           |                       |                    |                       |                 |
| Fencing  | 100%              | Now                      | \$29,400              | 2036                      | **                    | 3                  | \$200                 |                 |
| <i>Broken, Extent : Severe, Area Affected : 100%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Along Entire Asset Due To Foundation Displacement</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 Feet</i>                        |                   |                          |                       |                           |                       |                    |                       |                 |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : GRAVITY RETAINING WALL  
**Address** : SE ABUTMENT OF CITY ISLAND BRDG SOUTH TO SEA SHORE PARKING LOT  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : DCAS012.000 / 15002 **Yr Built/Renovated** : 2018 / 2018  
**Linear Ft** : 535 **Project Type** : REAL PROPERTY  
**Date of Survey** : 06-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5636 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         |                       | \$554,900             |
| <b>Total</b>      |                       | <b>\$554,900</b>      |
| Importance Code B |                       | \$554,900             |
| <b>Total</b>      |                       | <b>\$554,900</b>      |

| <b>EXPENSE</b>    | <b>FY 2022</b> | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                | \$2,700        |                |                |
| <b>Total</b>      |                | <b>\$2,700</b> |                |                |
| Importance Code A |                |                |                |                |
| Importance Code B |                | \$2,700        |                |                |
| Importance Code C |                |                |                |                |
| <b>Total</b>      |                | <b>\$2,700</b> |                |                |



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

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

## GRAVITY RETAINING WALL

Asset # : 15002

| Bulkheads     |                    | Current Repair |   | Future Replacement |         | Maintenance    |             | Priority       |
|---------------|--------------------|----------------|---|--------------------|---------|----------------|-------------|----------------|
| System        | Component Type     | % of Total     | Fail Date (Years)   | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Structural    |                    |                |   |                    |         |                |             |                |
|               | Gravity Wall       |                |   |                    |         |                |             |                |
|               | Concrete           | 100%           |   |                    | LIFE    | **             | 5           | \$2,200        |
|               |                    |                | <i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>  |                    |         |                |             |                |
|               |                    |                | <i>Location : Full Length</i>                                       |                    |         |                |             |                |
|               | Revetment          |                |   |                    |         |                |             |                |
|               | Stone              | 100%           |   |                    | LIFE    | **             | 5           | \$3,200        |
|               |                    |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                    |         |                |             |                |
|               |                    |                | <i>Location : Full Length</i>                                       |                    |         |                |             |                |
| Backfill      |                    |                |   |                    |         |                |             |                |
|               | Fill               |                |   |                    |         |                |             |                |
|               | Not Accessible     | 100%           |   |                    |         |                |             |                |
|               | Surface            |                |   |                    |         |                |             |                |
|               | Asphalt Pavers     | 90%            |   |                    | 2043    | **             | 5           | \$5,500        |
|               |                    |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                    |         |                |             |                |
|               |                    |                | <i>Location : Southern 480 Feet</i>                                 |                    |         |                |             |                |
|               | Under Construction | 10%            |   |                    |         |                |             |                |
| Deck Elements |                    |                |   |                    |         |                |             |                |
|               | Railing            |                |   |                    |         |                |             |                |
|               | Steel              | 100%           |   |                    | 2029    |                |             | \$554,900      |
|               |                    |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                    |         |                |             |                |
|               |                    |                | <i>Location : Full Length</i>                                       |                    |         |                |             |                |
| Electrical    |                    |                |   |                    |         |                |             |                |
|               | Lighting Fixture   |                |   |                    |         |                |             |                |
|               | Incandescent       | 100%           |   |                    | 2025    |                |             |                |
|               |                    |                | <i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i> |                    |         |                |             |                |
|               |                    |                | <i>Location : Full Lungth</i>                                       |                    |         |                |             |                |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : GRAVITY WALL W/REVTMENT  
**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** : 07-Jul-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4613 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$1,975,700           | \$109,400             |
| <b>Total</b>      | <b>\$1,975,700</b>    | <b>\$109,400</b>      |
| Importance Code A | \$1,177,800           | \$68,900              |
| Importance Code B | \$150,000             | \$40,500              |
| Importance Code C | \$647,900             |                       |
| <b>Total</b>      | <b>\$1,975,700</b>    | <b>\$109,400</b>      |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$78,800        |                |                | \$4,400        |
| <b>Total</b>      | <b>\$78,800</b> |                |                | <b>\$4,400</b> |
| Importance Code A | \$400           |                |                |                |
| Importance Code B | \$77,700        |                |                | \$4,400        |
| Importance Code C | \$800           |                |                |                |
| <b>Total</b>      | <b>\$78,800</b> |                |                | <b>\$4,400</b> |



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

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

## GRAVITY WALL W/REVTMENT

Asset # : 14025

| Bulkheads  |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |
|--|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|
| System   | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |
| Structural   |                      |                |                   |                    |         |                |             |                |
|  | Coping/Curb Concrete | 90%            |                   |                    | LIFE    | **             | 5-10        | \$1,500        |
| <i>Displaced Elements, Extent : Moderate, Area Affected : 22%</i>                                  |                      |                |                   |                    |         |                |             |                |
| <i>Location : Above Tilting Stone Wall</i>   |                      |                |                   |                    |         |                |             |                |
|  | No Component         | 10%            |                   |                    |         |                |             |                |
| Gravity Wall   |                      |                |                   |                    |         |                |             |                |
|  | Concrete             | 10%            |                   |                    | LIFE    | **             | 5-10        | \$700          |
| <i>Cracking, Extent : Light, Area Affected : 2%</i>  |                      |                |                   |                    |         |                |             |                |
| <i>Location : Western 80 Feet Of Asset</i>   |                      |                |                   |                    |         |                |             |                |
|  | Stone                | 45%            | 4+                | \$441,700          | LIFE    | **             | 5           | \$34,400       |
| <i>Missing Block Seal, Extent : Severe, Area Affected : 80%</i>                                    |                      |                |                   |                    |         |                |             |                |
| <i>Location : Widespread</i>   |                      |                |                   |                    |         |                |             |                |
|  | Stone                | 15%            | Now               | \$147,200          | LIFE    | **             | 5           | \$11,500       |
| <i>Missing Part, Extent : Severe, Area Affected : 50%</i>  |                      |                |                   |                    |         |                |             |                |
| <i>Location : 86, 303, 710, 837, And 898 Feet From South End</i>                                   |                      |                |                   |                    |         |                |             |                |
|  | Stone                | 30%            | 2-4               | \$588,900          | LIFE    | **             | 5           | \$23,000       |
| <i>Missing Part, Extent : Severe, Area Affected : 30%</i>  |                      |                |                   |                    |         |                |             |                |
| <i>Location : 277, 369, 533, And 872 Feet From South End</i>                                       |                      |                |                   |                    |         |                |             |                |
| <i>Tilting, Extent : Moderate, Area Affected : 100%</i>  |                      |                |                   |                    |         |                |             |                |
| <i>Location : 570 To 761 Feet From South End</i>   |                      |                |                   |                    |         |                |             |                |
| Revetment  |                      |                |                   |                    |         |                |             |                |
|  | Stone                | 90%            | Now               | \$647,900          | LIFE    | **             | 5           | \$4,900        |
| <i>Missing Part, Extent : Severe, Area Affected : 50%</i>  |                      |                |                   |                    |         |                |             |                |
| <i>Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall</i>                        |                      |                |                   |                    |         |                |             |                |
|  | No Component         | 10%            |                   |                    |         |                |             |                |
| Backfill   |                      |                |                   |                    |         |                |             |                |
| Fill   |                      |                |                   |                    |         |                |             |                |
|  | Topsoil              | 15%            | Now               | \$31,600           | 2071    | **             |             |                |
| <i>Sinkhole, Extent : Moderate, Area Affected : 100%</i>   |                      |                |                   |                    |         |                |             |                |
| <i>Location : Voids Around Approximately Half Of Rail Posts</i>                                    |                      |                |                   |                    |         |                |             |                |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i>                                     |                      |                |                   |                    |         |                |             |                |
| <i>Location : At Failed Gravity Wall Locations: 86, 303, 710, 837, And 898 Feet From South End</i> |                      |                |                   |                    |         |                |             |                |
| <i>Explanation : Fill Loss</i>   |                      |                |                   |                    |         |                |             |                |
|  | Not Accessible       | 85%            |                   |                    |         |                |             |                |
| Surface  |                      |                |                   |                    |         |                |             |                |
|  | Asphalt              | 85%            |                   |                    | 2040    | **             | 5           | \$8,800        |
|  | Asphalt              | 15%            | 0-2               | \$13,300           | 2046    | **             | 5           | \$800          |
| <i>Other Observation, Extent : Severe, Area Affected : 75%</i>                                     |                      |                |                   |                    |         |                |             |                |
| <i>Location : At Failed Gravity Wall Locations</i>   |                      |                |                   |                    |         |                |             |                |
| <i>Explanation : Undermining</i>   |                      |                |                   |                    |         |                |             |                |
| Deck Elements  |                      |                |                   |                    |         |                |             |                |

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* 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 Replacement |         | Maintenance    |             | Priority       |  |
|---------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|--|
| System        | Component Type | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost |  |
| Deck Elements |                |  |                   |                    |         |                |             |                |  |
|               | Railing        |  |                   |                    |         |                |             |                |  |
|               | Timber         | 73%  | 4+                | \$32,800           | 2025    | \$109,500      |             |                |  |
|               |                | <i>Rotting/Splitting, Extent : Light, Area Affected : 75%</i>      |                   |                    |         |                |             |                |  |
|               |                | <i>Location : Widespread Missing Coating And Dry Rot</i>           |                   |                    |         |                |             |                |  |
|               |                | <i>Other Observation, Extent : Moderate, Area Affected : 50%</i>   |                   |                    |         |                |             |                |  |
|               |                | <i>Location : Approximately Half Of Railing Post Foundations</i>   |                   |                    |         |                |             |                |  |
|               |                | <i>Explanation : Voids</i>   |                   |                    |         |                |             |                |  |
|               | Timber         | 20%  | 4+                | \$30,000           | 2026    | \$30,000       |             |                |  |
|               |                | <i>Not Plumb, Extent : Moderate, Area Affected : 100%</i>          |                   |                    |         |                |             |                |  |
|               |                | <i>Location : Several Areas In Northern Half Totaling 197 Feet</i> |                   |                    |         |                |             |                |  |
|               | Timber         | 7%   | Now               | \$10,500           | 2026    | \$10,500       |             |                |  |
|               |                | <i>Broken, Extent : Severe, Area Affected : 75%</i>                |                   |                    |         |                |             |                |  |
|               |                | <i>Location : 13, 307, 461, And 875 Feet From South End</i>        |                   |                    |         |                |             |                |  |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : REVETMENT  
**Address** : FOOT OF LIPSETT AVE. EAST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0066.000 / 13943 **Yr Built/Renovated** :  
**Linear Ft** : 595 **Project Type** : REAL PROPERTY  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6392 **Lot** : 1 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$613,200             |                       |
| <b>Total</b>      | <b>\$613,200</b>      |                       |
| Importance Code B | \$138,800             |                       |
| Importance Code C | \$474,400             |                       |
| <b>Total</b>      | <b>\$613,200</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$34,700        |                |                |                |
| <b>Total</b>      | <b>\$34,700</b> |                |                |                |
| Importance Code B | \$34,700        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$34,700</b> |                |                |                |



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

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

## REVTMENT

Asset # : 13943

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural<br>Revetment<br>Stone  | 100%       | Now               | \$474,400      | LIFE               | **             | 5           | \$3,600        | 1        |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Inadequate Armor Stone Along Entire Length</i>                                    |            |                   |                |                    |                |             |                |          |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>                                 |            |                   |                |                    |                |             |                |          |
| <i>Location : Throughout</i>  |            |                   |                |                    |                |             |                |          |
| Backfill<br>Fill<br>Topsoil   | 100%       | Now               | \$138,800      | 2070               | **             |             |                |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i> |            |                   |                |                    |                |             |                |          |
| Surface<br>Topsoil  | 100%       | Now               | \$34,700       | 2030               | \$34,700       | 5           | \$1,400        |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>   |            |                   |                |                    |                |             |                |          |
| <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i> |            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : REVETMENT  
**Address** : ARDEN AVE FROM OCEAN DRIVEWAY TO ALONG MAYBERRY PROMENADE  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0067.000 / 13945 **Yr Built/Renovated** :  
**Linear Ft** : 320 **Project Type** : REAL PROPERTY  
**Date of Survey** : 05-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5420 **Lot** : 200 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$240,500             |                       |
| <b>Total</b>      | <b>\$240,500</b>      |                       |
| Importance Code B | \$74,600              |                       |
| Importance Code C | \$165,800             |                       |
| <b>Total</b>      | <b>\$240,500</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$43,100        |                |                |                |
| <b>Total</b>      | <b>\$43,100</b> |                |                |                |
| Importance Code B | \$43,100        |                |                |                |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$43,100</b> |                |                |                |



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

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

## REVTMENT

Asset # : 13945

| Bulkheads  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             | Priority       |          |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural   |                |                |                   |                    |         |                |             |                |          |
|  | Revetment      |                |                   |                    |         |                |             |                |          |
|  | Stone          | 35%            |                   |                    | LIFE    | **             | 5           | \$700          |          |
|  | Stone          | 65%            | Now               | \$165,800          | LIFE    | **             | 5           | \$1,200        |          |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>    |                |                |                   |                    |         |                |             |                |          |
| <i>Location : Inadequate Revetment Height Along Arden Avenue</i>   |                |                |                   |                    |         |                |             |                |          |
| Backfill   |                |                |                   |                    |         |                |             |                |          |
|  | Fill           |                |                   |                    |         |                |             |                |          |
|  | Topsoil        | 100%           | Now               | \$74,600           | 2070    | **             |             |                |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>              |                |                |                   |                    |         |                |             |                |          |
| <i>Location : Along Top Of Revetment For Full Length Of Asset</i>  |                |                |                   |                    |         |                |             |                |          |
|  | Surface        |                |                   |                    |         |                |             |                |          |
|  | Asphalt        | 65%            | Now               | \$20,300           | 2045    | **             | 5           | \$1,200        | 1        |
| <i>Sinkhole, Extent : Severe, Area Affected : 100%</i>             |                |                |                   |                    |         |                |             |                |          |
| <i>Location : Along Arden Avenue</i>                               |                |                |                   |                    |         |                |             |                |          |
|  | Topsoil        | 35%            | Now               | \$6,500            | 2030    | \$6,500        | 5           | \$300          |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>              |                |                |                   |                    |         |                |             |                |          |
| <i>Location : At Top Of Revetment For Full Length Of Asset</i>     |                |                |                   |                    |         |                |             |                |          |
| Deck Elements  |                |                |                   |                    |         |                |             |                |          |
|  | Railing        |                |                   |                    |         |                |             |                |          |
|  | Guard Rail     | 65%            | Now               | \$16,200           | LIFE    | **             |             |                |          |
| <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>    |                |                |                   |                    |         |                |             |                |          |
| <i>Location : Failed Railing Due To Erosion Along Arden Avenue</i> |                |                |                   |                    |         |                |             |                |          |
|  | No Component   | 35%            |                   |                    |         |                |             |                |          |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : REVTMENT #3  
**Address** : ALONG BANK STREET FROM WESTERVELT AVE EAST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0063.000 / 13929 **Yr Built/Renovated** :  
**Linear Ft** : 200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 778 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$159,500             |                       |
| <b>Total</b>      | <b>\$159,500</b>      |                       |
| Importance Code C | \$159,500             |                       |
| <b>Total</b>      | <b>\$159,500</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$29,200        |                |                | \$6,100        |
| <b>Total</b>      | <b>\$29,200</b> |                |                | <b>\$6,100</b> |
| Importance Code B | \$29,200        |                |                | \$6,100        |
| Importance Code C |                 |                |                |                |
| <b>Total</b>      | <b>\$29,200</b> |                |                | <b>\$6,100</b> |



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

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

## REVTMENT #3

Asset # : 13929

| Bulkheads   |            | Current Repair    |                | Future Replacement |                | Maintenance |                | Priority |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost |          |
| Structural  |            |                   |                |                    |                |             |                |          |
| Revetment Stone   | 60%        | 4+                | \$95,700       | LIFE               | **             | 5           | \$700          |          |
| <i>Other Observation, Extent : Severe, Area Affected : 100%</i> |            |                   |                |                    |                |             |                |          |
| <i>Location : Intermittent Locations Along Revetment</i>        |            |                   |                |                    |                |             |                |          |
| <i>Explanation : Insufficient Stone</i>                         |            |                   |                |                    |                |             |                |          |
| Stone   | 40%        | Now               | \$63,800       | LIFE               | **             | 5           | \$500          |          |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>      |            |                   |                |                    |                |             |                |          |
| <i>Location : Missing Stone At Western Half Of Asset</i>        |            |                   |                |                    |                |             |                |          |
| Backfill  |            |                   |                |                    |                |             |                |          |
| Fill  |            |                   |                |                    |                |             |                |          |
| Topsoil   | 50%        | Now               | \$23,300       | 2070               | **             |             |                |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : Behind Revetment</i>                              |            |                   |                |                    |                |             |                |          |
| Not Accessible  | 50%        |                   |                |                    |                |             |                |          |
| Surface   |            |                   |                |                    |                |             |                |          |
| Topsoil   | 50%        | Now               | \$5,800        | 2030               | \$5,800        | 5           | \$200          |          |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>           |            |                   |                |                    |                |             |                |          |
| <i>Location : At Western Half Of Asset</i>                      |            |                   |                |                    |                |             |                |          |
| Topsoil   | 50%        |                   |                | 2025               | \$5,800        | 5           | \$500          |          |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : REVTMENT WEST OF HOME DEPOT GOWANUS BAY  
**Address** : HAMILTON AVE MTS SOUTH TO 19TH STREET  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DOS0009.030 / 14948 **Yr Built/Renovated** :  
**Linear Ft** : 700 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 625 **Lot** : 250 **BIN** :

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031 |
|-------------------|------------------|----------------|
| Bulkheads         | \$567,900        |                |
| <b>Total</b>      | <b>\$567,900</b> |                |
| Importance Code A | \$458,900        |                |
| Importance Code B | \$108,900        |                |
| <b>Total</b>      | <b>\$567,900</b> |                |

| EXPENSE           | FY 2022 | FY 2023 | FY 2024 | FY 2025 |
|-------------------|---------|---------|---------|---------|
| Bulkheads         |         |         |         |         |
| <b>Total</b>      |         |         |         |         |
| Importance Code A |         |         |         |         |
| Importance Code C |         |         |         |         |
| <b>Total</b>      |         |         |         |         |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVETMENT WEST OF HOME DEPOT GOWANUS BAY**

**Asset # : 14948**

| <b>Bulkheads</b>             |                   | <b>Current Repair</b>    |  | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|------------------------------|-------------------|--------------------------|--|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b> | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>  | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>            |                   |                          |  |                           |                       |                    |                       |                 |
| Gravity Wall<br>Concrete     | 15%               | 4+                       | \$458,900  | LIFE                      | **                    | 5                  | \$400                 |                 |
|                              |                   |                          | <i>Erosion, Extent : Moderate, Area Affected : 75%</i>       |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Tidal Zone</i>                                 |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Spalling, Extent : Moderate, Area Affected : 25%</i>      |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Isolated Locations And At King Piles</i>       |                           |                       |                    |                       |                 |
| No Component                 | 85%               |                          |  |                           |                       |                    |                       |                 |
| <b>Revetment</b>             |                   |                          |  |                           |                       |                    |                       |                 |
| Stone                        | 85%               |                          |  | LIFE                      | **                    | 5                  | \$3,600               |                 |
|                              |                   |                          | <i>Settlement, Extent : Light, Area Affected : 5%</i>        |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Surrounding Trees Growing Out Of Revetment</i> |                           |                       |                    |                       |                 |
| No Component                 | 15%               |                          |  |                           |                       |                    |                       |                 |
| <b>Backfill</b>              |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Fill</b>                  |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
| <b>Surface</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Not Accessible               | 100%              |                          |  |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Other Observation, Extent : Light, Area Affected : 0%</i> |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Location : Limited Access To Top Of Revetment</i>         |                           |                       |                    |                       |                 |
|                              |                   |                          | <i>Explanation : Heavy Vegetation</i>                        |                           |                       |                    |                       |                 |
| <b>Deck Elements</b>         |                   |                          |  |                           |                       |                    |                       |                 |
| <b>Railing</b>               |                   |                          |  |                           |                       |                    |                       |                 |
| Steel                        | 15%               |                          |  | 2023                      | \$108,900             |                    |                       |                 |
| No Component                 | 85%               |                          |  |                           |                       |                    |                       |                 |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**Asset Name** : STATEN ISLAND TERMINAL LLC REVETMENT  
**Address** : 2541 RICHMOND TERRACE AT FOOT OF MORNINGSTAR RD  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0064.000 / 13936 **Yr Built/Renovated** :  
**Linear Ft** : 155 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$240,300             |                       |
| <b>Total</b>      | <b>\$240,300</b>      |                       |
| Importance Code A | \$203,200             |                       |
| Importance Code C | \$37,100              |                       |
| <b>Total</b>      | <b>\$240,300</b>      |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b> | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|----------------|----------------|----------------|----------------|
| Bulkheads         |                |                |                | \$9,400        |
| <b>Total</b>      |                |                |                | <b>\$9,400</b> |
| Importance Code A |                |                |                |                |
| Importance Code B |                |                |                | \$9,400        |
| Importance Code C |                |                |                |                |
| <b>Total</b>      |                |                |                | <b>\$9,400</b> |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND TERMINAL LLC REVETMENT**

**Asset # : 13936**

| <b>Bulkheads</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|---|-----------------------|-----------------------|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>   | <b>Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Structural</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Gravity Wall</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Concrete              | 70%                   |                          |                           | LIFE           | **                    | 5                  | \$400                 |
|   | Concrete              | 20%                   | 0-2                      | \$135,500                 | LIFE           | **                    | 5                  | \$100                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 70%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : At Center Of Asset</i>                              |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Rotating Elements</i>                            |                       |                       |                          |                           |                |                       |                    |                       |
|   | Concrete              | 10%                   | Now                      | \$67,700                  | LIFE           | **                    | 5                  | \$100                 |
| <i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>  |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Collapsed At Eastern End Of Asset</i>               |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Revetment</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Stone                 | 30%                   | 0-2                      | \$37,100                  | LIFE           | **                    | 5                  | \$300                 |
| <i>Erosion, Extent : Severe, Area Affected : 100%</i>             |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Isolated Locations</i>                              |                       |                       |                          |                           |                |                       |                    |                       |
|   | Stone                 | 70%                   |                          |                           | LIFE           | **                    | 5                  | \$700                 |
| <i>Other Observation, Extent : Moderate, Area Affected : 100%</i> |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Entire Length Of Asset</i>                          |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Explanation : Inadequate Revetment</i>                         |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Backfill</b>   |                       |                       |                          |                           |                |                       |                    |                       |
| <b>Fill</b>   |                       |                       |                          |                           |                |                       |                    |                       |
|   | Not Accessible        | 100%                  |                          |                           |                |                       |                    |                       |
| <b>Surface</b>  |                       |                       |                          |                           |                |                       |                    |                       |
|   | Topsoil               | 100%                  |                          |                           | 2025           | \$9,100               | 5                  | \$700                 |
| <i>Settlement, Extent : Light, Area Affected : 25%</i>            |                       |                       |                          |                           |                |                       |                    |                       |
| <i>Location : Behind Block Wall</i>                               |                       |                       |                          |                           |                |                       |                    |                       |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

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

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$56,900              |                       |
| <b>Total</b>      | <b>\$56,900</b>       |                       |
| Importance Code A | \$56,900              |                       |
| <b>Total</b>      | <b>\$56,900</b>       |                       |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b> |
|-------------------|-----------------|----------------|----------------|----------------|
| Bulkheads         | \$33,300        |                | \$100          |                |
| <b>Total</b>      | <b>\$33,300</b> |                | <b>\$100</b>   |                |
| Importance Code A | \$32,400        |                |                |                |
| Importance Code B | \$900           |                | \$100          |                |
| <b>Total</b>      | <b>\$33,300</b> |                | <b>\$100</b>   |                |



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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND TERMINAL LLC STEEL SHEET PILE BULKHEAD**  
**Asset # : 13937**

| <b>Bulkheads</b>  |                       | <b>Current Repair</b>   |                          | <b>Future Replacement</b> |                | <b>Maintenance</b>    |                    | <b>Priority</b>       |
|-------------------|-----------------------|---|--------------------------|---------------------------|----------------|-----------------------|--------------------|-----------------------|
| <b>System</b>     | <b>Component Type</b> | <b>% of Total</b>   | <b>Fail Date (Years)</b> | <b>Estimated Cost</b>     | <b>Year FY</b> | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |
| <b>Structural</b> |                       |   |                          |                           |                |                       |                    |                       |
|                   | Sheet Piles           |   |                          |                           |                |                       |                    |                       |
|                   | Steel                 | 70%   | 4+                       | \$56,900                  | LIFE           | **                    |                    |                       |
|                   |                       | <i>Corrosion, Extent : Moderate, Area Affected : 50%</i>          |                          |                           |                |                       |                    |                       |
|                   |                       | <i>Location : Tidal And Splash Zones</i>                          |                          |                           |                |                       |                    |                       |
|                   | Not Accessible        | 30%   |                          |                           |                |                       |                    |                       |
| <b>File Caps</b>  |                       |   |                          |                           |                |                       |                    |                       |
|                   | Concrete              | 75%   | 4+                       | \$27,000                  | LIFE           | **                    | 5                  | \$300                 |
|                   |                       | <i>Spalling, Extent : Moderate, Area Affected : 10%</i>           |                          |                           |                |                       |                    |                       |
|                   |                       | <i>Location : Corner Spalling Along Entire Length Of Pile Cap</i> |                          |                           |                |                       |                    |                       |
|                   | Concrete              | 15%   | Now                      | \$5,400                   | LIFE           | **                    | 5                  | \$100                 |
|                   |                       | <i>Spalling, Extent : Severe, Area Affected : 100%</i>            |                          |                           |                |                       |                    |                       |
|                   |                       | <i>Location : Isolated Areas</i>                                  |                          |                           |                |                       |                    |                       |
|                   | Not Accessible        | 10%   |                          |                           |                |                       |                    |                       |
| <b>Backfill</b>   |                       |   |                          |                           |                |                       |                    |                       |
|                   | Fill                  |   |                          |                           |                |                       |                    |                       |
|                   | Topsoil               | 5%  | Now                      | \$900                     | 2058           | **                    |                    |                       |
|                   |                       | <i>Sinkhole, Extent : Moderate, Area Affected : 50%</i>           |                          |                           |                |                       |                    |                       |
|                   |                       | <i>Location : At Eastern End Of Asset</i>                         |                          |                           |                |                       |                    |                       |
|                   | Not Accessible        | 95%   |                          |                           |                |                       |                    |                       |
| <b>Surface</b>    |                       |   |                          |                           |                |                       |                    |                       |
|                   | Gravel                | 5%  | Now                      | \$100                     | 2039           | **                    | 2-5                |                       |
|                   |                       | <i>Sinkhole, Extent : Moderate, Area Affected : 20%</i>           |                          |                           |                |                       |                    |                       |
|                   |                       | <i>Location : At Eastern End Of Asset</i>                         |                          |                           |                |                       |                    |                       |
|                   | Gravel                | 95%   |                          |                           | 2039           | **                    | 2-5                | \$400                 |

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

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

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

Print Date : 09-Sep-2020

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2021**

**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** : 16-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16241 **Lot** : 200 **BIN** :

| <b>CAPITAL</b>    | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-------------------|-----------------------|-----------------------|
| Bulkheads         | \$190,200             | \$3,360,600           |
| <b>Total</b>      | <b>\$190,200</b>      | <b>\$3,360,600</b>    |
| Importance Code B | \$190,200             | \$3,360,600           |
| <b>Total</b>      | <b>\$190,200</b>      | <b>\$3,360,600</b>    |

| <b>EXPENSE</b>    | <b>FY 2022</b>  | <b>FY 2023</b> | <b>FY 2024</b> | <b>FY 2025</b>  |
|-------------------|-----------------|----------------|----------------|-----------------|
| Bulkheads         | \$31,800        |                | \$2,800        | \$12,900        |
| <b>Total</b>      | <b>\$31,800</b> |                | <b>\$2,800</b> | <b>\$12,900</b> |
| Importance Code A | \$9,400         |                |                |                 |
| Importance Code B | \$20,400        |                | \$2,800        | \$12,900        |
| Importance Code C | \$1,900         |                |                |                 |
| <b>Total</b>      | <b>\$31,800</b> |                | <b>\$2,800</b> | <b>\$12,900</b> |



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

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

**Asset # : 14018**

| <b>Bulkheads</b>  |                   | <b>Current Repair</b>    |                       | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       | <b>Priority</b> |
|---|-------------------|--------------------------|-----------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>System Component Type</b>  | <b>% of Total</b> | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> |                 |
| <b>Structural</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Gravity Wall  |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                |                          |                       | LIFE                      | **                    | 5-10               | \$1,300               |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 5%                |                          |                       |                           |                       |                    |                       |                 |
| Revetment   |                   |                          |                       |                           |                       |                    |                       |                 |
| Stone   | 10%               |                          |                       | LIFE                      | **                    | 5                  | \$3,900               |                 |
| No Component  | 90%               |                          |                       |                           |                       |                    |                       |                 |
| Sheet Piles   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 40%               |                          |                       | LIFE                      | **                    | 10                 |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 50%               |                          |                       |                           |                       |                    |                       |                 |
| Pile Caps   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 90%               |                          |                       | LIFE                      | **                    | 5                  | \$17,600              |                 |
| <i>Spalling, Extent : Light, Area Affected : 2%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork</i>                                      |                   |                          |                       |                           |                       |                    |                       |                 |
| No Component  | 10%               |                          |                       |                           |                       |                    |                       |                 |
| <b>Backfill</b>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Fill  |                   |                          |                       |                           |                       |                    |                       |                 |
| Not Accessible  | 100%              |                          |                       |                           |                       |                    |                       |                 |
| Surface   |                   |                          |                       |                           |                       |                    |                       |                 |
| Asphalt   | 70%               |                          |                       | 2040                      | **                    | 5                  | \$25,900              |                 |
| Concrete  | 10%               | 2-4                      | \$126,800             | 2046                      | **                    | 5                  | \$1,800               |                 |
| <i>Cracking, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Intermittently Along Entire Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Settlement, Extent : Moderate, Area Affected : 50%</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Intermittently Along Entire Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 5%                | Now                      | \$63,400              | 2046                      | **                    | 5                  | \$900                 |                 |
| <i>Settlement, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Multiple Locations Primarily In Eastern 1,500 Feet Of Asset</i>   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 15%               |                          |                       | 2034                      | **                    | 5                  | \$5,500               |                 |
| <b>Deck Elements</b>  |                   |                          |                       |                           |                       |                    |                       |                 |
| Railing   |                   |                          |                       |                           |                       |                    |                       |                 |
| Steel   | 99%               |                          |                       | 2029                      |                       |                    | \$3,327,000           |                 |
| Steel   | 1%                | Now                      | \$10,100              | 2031                      |                       |                    | \$33,600              |                 |
| <i>Missing Part, Extent : Severe, Area Affected : 100%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Missing Sections Up To 4 Feet Long At 2,250 Feet, 2,708 Feet, And 2,975 Feet From East End</i> |                   |                          |                       |                           |                       |                    |                       |                 |
| Parapet   |                   |                          |                       |                           |                       |                    |                       |                 |
| Concrete  | 99%               |                          |                       | 2032                      | **                    |                    |                       |                 |
| Concrete  | 1%                | 4+                       | \$10,300              | 2032                      | **                    |                    |                       |                 |
| <i>Spalling, Extent : Moderate, Area Affected : 5%</i>  |                   |                          |                       |                           |                       |                    |                       |                 |
| <i>Location : Isolated Locations, Most Notably At 2,465 Feet, 2,685 Feet, And 2,908 Feet From East End</i>            |                   |                          |                       |                           |                       |                    |                       |                 |

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856****Project : REAL PROPERTY**

| <b>CAPITAL</b>          |                       | <b>FY 2022 - 2025</b> |                | <b>FY 2026 - 2031</b> |                |
|-------------------------|-----------------------|-----------------------|----------------|-----------------------|----------------|
| Miscellaneous Buildings |                       | 148,900               |                | 124,500               |                |
| <b>EXPENSE</b>          |                       | <b>FY 2022</b>        | <b>FY 2023</b> | <b>FY 2024</b>        | <b>FY 2025</b> |
| Miscellaneous Buildings |                       | 9,700                 | 4,700          | 6,100                 | 5,300          |
| <b>ASSET #</b>          | <b>NAME</b>           | <b>SQFT</b>           |                | <b>CAPITAL</b>        | <b>EXPENSE</b> |
| 14648                   | WALTHAM HEALTH CENTER | 4,372                 |                | 273,400               | 25,900         |

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.