

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031      |
|-----------------------|--------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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 |                |          |
|----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior       |   |                |                   |                |                    |                |             |                |          |
| Exterior Walls |   |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 30%            | Now               | \$181,700      | LIFE               | * *            | 5           | \$743,200      |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%          |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse  |                |                   |                |                    |                |             |                |          |
|                | Exposed Reinforcement, Extent : Moderate, Area Affected : 5%        |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse  |                |                   |                |                    |                |             |                |          |
|                | Spalling, Extent : Moderate, Area Affected : 10%                    |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse  |                |                   |                |                    |                |             |                |          |
|                | Concrete Masonry Unit   | 5%             | 0-2               | \$55,300       | LIFE               | * *            | 5           | \$15,500       |          |
|                | Diagonal Cracks, Extent : Light, Area Affected : 10%                |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse  |                |                   |                |                    |                |             |                |          |
|                | Metal Coiling Doors   | 2%             |                   |                | 2043               | * *            | 5           | \$31,000       |          |
|                | Pre-Cast Concrete   | 5%             |                   |                | LIFE               | * *            | 5           | \$80,500       |          |
|                | Staining/Discoloring, Extent : Light, Area Affected : 5%            |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse  |                |                   |                |                    |                |             |                |          |
|                | Window Wall   | 58%            | Now               | \$299,500      | 2050               | * *            | 5           | \$538,800      |          |
|                | Caulking Deteriorated, Extent : Moderate, Area Affected : 20%       |                |                   |                |                    |                |             |                |          |
|                | Location : South East Side 8th And 9th Floor                        |                |                   |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 5%            |                |                   |                |                    |                |             |                |          |
|                | Location : South East Side 8th And 9th Floor                        |                |                   |                |                    |                |             |                |          |
| Windows        |   |                |                   |                |                    |                |             |                |          |
|                | Glass Block   | 2%             |                   |                | LIFE               | * *            | 5           | \$3,400        |          |
|                | Metal Louvers   | 10%            | 0-2               | \$43,900       | 2039               | * *            |             |                |          |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 2%      |                |                   |                |                    |                |             |                |          |
|                | Location : Ground Level North Side                                  |                |                   |                |                    |                |             |                |          |
|                | Deteriorated Finish, Extent : Light, Area Affected : 10%            |                |                   |                |                    |                |             |                |          |
|                | Location : Ground Level North Side                                  |                |                   |                |                    |                |             |                |          |
|                | No Component  | 88%            |                   |                |                    |                |             |                |          |
|                | Other Observation, Extent : Light, Area Affected : 0%               |                |                   |                |                    |                |             |                |          |
|                | Location :  |                |                   |                |                    |                |             |                |          |
|                | Explanation : Glass Facade Is Fixed. There Are No Operable Windows. |                |                   |                |                    |                |             |                |          |
| Parapets       |   |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 10%            |                   |                | LIFE               | * *            | 5           | \$72,800       |          |
|                | Metal Rail  | 90%            |                   |                | 2035               | * *            | 5-10        | \$1,146,900    |          |
| Roof           |   |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 10%            |                   |                | LIFE               | * *            |             |                |          |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100%        |                |                   |                |                    |                |             |                |          |
|                | Location : Perimeter Roof Over 9th Floor                            |                |                   |                |                    |                |             |                |          |
|                | IRMA/Protected Membrane   | 90%            |                   |                | 2038               | * *            | 10          | \$357,400      |          |
|                | Gravel/Stone Ballast, Extent : Light, Area Affected : 95%           |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |          |
|                | Paver Block Ballast, Extent : Light, Area Affected : 5%             |                |                   |                |                    |                |             |                |          |
|                | Location : Above 9th Floor  |                |                   |                |                    |                |             |                |          |
| Soffits        |   |                |                   |                |                    |                |             |                |          |
|                | Cement-Fiber Panel  | 100%           |                   |                | 2035               | * *            | 10          |                |          |

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

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

| Architecture   |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |                        |                |                   |                |                    |                |             |                |          |
| Floors   |                        |                |                   |                |                    |                |             |                |          |
|  | Carpet                 | 35%            |                   |                | 2029               | \$5,226,000    | 3           | \$566,800      |          |
|  | Cast in Place Concrete | 10%            | Now               | \$243,300      | LIFE               | **             | 5           | \$236,200      |          |
| Paint Peeling, Extent : Light, Area Affected : 50%             |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout 10th Floor And Basement                  |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : 10th Floor Mechanical Floor Into 9th Floor          |                        |                |                   |                |                    |                |             |                |          |
|  | Ceramic Tile           | 5%             |                   |                | 2039               | **             | 5           | \$54,000       |          |
|  | Terrazzo               | 10%            |                   |                | LIFE               | **             | 5           | \$84,300       |          |
|  | Vinyl Tile             | 40%            | Now               | \$397,800      | 2035               | **             | 3           | \$162,000      |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout Basement Corridor                        |                        |                |                   |                |                    |                |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout 7th Floor And Basement Corridor          |                        |                |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%            |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout 7th Floor And Basement Corridor          |                        |                |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                        |                |                   |                |                    |                |             |                |          |
| Location : Loading Dock On North Side                          |                        |                |                   |                |                    |                |             |                |          |
| Site Pavements   |                        |                |                   |                |                    |                |             |                |          |
| Public Sidewalk  |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 100%           | 0-2               | \$4,000        | 2043               | **             |             |                |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| On-Site Walkways   |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 100%           | 0-2               | \$2,100        | 2043               | **             |             |                |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| Parking/Driveway   |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 100%           | Now               | \$15,700       | 2043               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                        |                |                   |                |                    |                |             |                |          |
| Location : North And West Side                                 |                        |                |                   |                |                    |                |             |                |          |

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

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

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

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

Alarm

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

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

**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*

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

**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*

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

| Mechanical         |                     | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|---------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |                     |  |                   |                |                    |                |             |                |          |
| Distribution       |                     |  |                   |                |                    |                |             |                |          |
|                    | CW & CHW Wtr        | 50%  |                   |                | 2040               | **             | 4           | \$17,800       |          |
|                    | Pipe/Pump           |  |                   |                |                    |                |             |                |          |
|                    | Ductwork/Diffusers  | 50%  |                   |                | LIFE               | **             | 2           | \$469,300      |          |
| Terminal Devices   |                     |  |                   |                |                    |                |             |                |          |
|                    | Air Handler/Cool/Ht | 95%  | Now               | \$156,000      | 2030               | \$7,799,300    | 1           | \$381,400      |          |
|                    |                     | Leak Evident, Extent : Moderate, Area Affected : 2%<br>Location : The Drip Pans, Penthouse   |                   |                |                    |                |             |                |          |
|                    | 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               | **             |             |                |          |
|                    |                     | Other Observation, Extent : Light, Area Affected : 100%<br>Location : 4 Units From 1st To 6th Floor, 5 Units From 1st To 9th Floor<br>Explanation : Nine Units |                   |                |                    |                |             |                |          |
| Fire Suppression   |                     |  |                   |                |                    |                |             |                |          |
| Standpipe          |                     |  |                   |                |                    |                |             |                |          |
|                    | Generic             | 100%   |                   |                | 2040               | **             | 1-5         | \$377,200      |          |
| Sprinkler          |                     |  |                   |                |                    |                |             |                |          |
|                    | Generic             | 100%   |                   |                | 2040               | **             | 1-2         | \$202,100      |          |

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\*\* 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**

| <b>Mechanical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                       | <b>Maintenance</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>Priority</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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025            |
|-----------------------|------------------|------------------|------------------|--------------------|
| 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> |



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

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

**Asset # : 49**

| Architecture   |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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%             |                   |                | 2049               | **             | 10          | \$29,800       |          |
|                | Masonry: Brick   | 30%            |                   |                | LIFE               | **             | 5           | \$76,400       |          |
|                | Recent Repair Evident, Extent : Light, Area Affected : 25%       |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                | Recent Repair Evident, Extent : Light, Area Affected : 25%       |                |                   |                |                    |                |             |                |          |
|                | Location : Columns At Corner                                     |                |                   |                |                    |                |             |                |          |
|                | Stucco Cement  | 5%             |                   |                | 2034               | **             | 5           | \$31,800       |          |
|                | Window Wall  | 5%             |                   |                | 2049               | **             | 5           | \$47,700       |          |
| Windows        |  |                |                   |                |                    |                |             |                |          |
|                | Aluminum   | 87%            |                   |                | 2051               | **             | 5           | \$63,600       |          |
|                | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Glass Block  | 10%            |                   |                | LIFE               | **             | 5           | \$4,600        |          |
|                | Metal Louvers  | 3%             |                   |                | 2038               | **             | 10          | \$13,700       |          |
| Parapets       |  |                |                   |                |                    |                |             |                |          |
|                | Cast Stone/Terra Cotta   | 10%            |                   |                | LIFE               | **             | 5           | \$6,800        |          |
|                | Copper/Terne   | 20%            |                   |                | 2049               | **             | 5           | \$8,500        |          |
|                | Masonry: Brick   | 52%            |                   |                | LIFE               | **             | 5           | \$4,600        |          |
|                | Metal Rail   | 15%            | Now               | \$12,400       | 2034               | **             | 5           | \$9,400        |          |
|                | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%        |                |                   |                |                    |                |             |                |          |
|                | Location : Over Fourteenth Floor Roof                            |                |                   |                |                    |                |             |                |          |
|                | Deteriorated Finish, Extent : Moderate, Area Affected : 25%      |                |                   |                |                    |                |             |                |          |
|                | Location : Over Fourteenth Floor Roof                            |                |                   |                |                    |                |             |                |          |
|                | Slate  | 3%             | Now               | \$7,000        | LIFE               | **             | 5           | \$300          |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Coping  |                |                   |                |                    |                |             |                |          |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 25%              |                |                   |                |                    |                |             |                |          |
|                | Location : Coping  |                |                   |                |                    |                |             |                |          |
| Roof           |  |                |                   |                |                    |                |             |                |          |
|                | Copper/Terne   | 10%            |                   |                | 2044               | **             | 10          | \$16,100       |          |
|                | Metal Panel  | 5%             | Now               | \$42,700       | 2049               | **             |             |                |          |
|                | Broken/Missing Elements, Extent : Severe, Area Affected : 100%   |                |                   |                |                    |                |             |                |          |
|                | Location : Roof Appurtenances                                    |                |                   |                |                    |                |             |                |          |
|                | Modified Bitumen   | 83%            |                   |                | 2034               | **             | 10          | \$53,500       |          |
|                | Skylight, Metal/Glass  | 2%             |                   |                | 2049               | **             | 10          | \$4,300        |          |
| Soffits        |  |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete   | 5%             | Now               | \$3,900        | LIFE               | **             | 5           | \$600          |          |
|                | Broken/Missing Elements, Extent : Moderate, Area Affected : 100% |                |                   |                |                    |                |             |                |          |
|                | Location : Underside Of Roof Appurtenance                        |                |                   |                |                    |                |             |                |          |
|                | 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 |                |          |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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       |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
|   | 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       |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                        |                |                   |                |                    |                |             |                |          |
| Location : Fifteenth, Sixteenth, And Seventeenth Floors       |                        |                |                   |                |                    |                |             |                |          |
|   | 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               | **             |             |                |          |
| Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%  |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
| Spalling, Extent : Severe, Area Affected : 50%                |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 50%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
|   | Marble Panels          | 5%             |                   |                | LIFE               | **             |             |                |          |
|   | Plaster                | 15%            | Now               | \$529,400      | LIFE               | **             | 5           | \$33,700       |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 20% |                        |                |                   |                |                    |                |             |                |          |
| Location : Fifteenth, Sixteenth, And Seventeenth Floors       |                        |                |                   |                |                    |                |             |                |          |
|   | 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               | **             |             |                |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25% |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 25%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Severe, Area Affected : 50%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                          |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Corroded Steel Members                          |                        |                |                   |                |                    |                |             |                |          |
|   | Plaster                | 15%            | Now               | \$449,900      | LIFE               | **             | 5           | \$36,400       |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                        |                |                   |                |                    |                |             |                |          |
| Location : Fifteenth, Sixteenth, And Seventeenth Floors       |                        |                |                   |                |                    |                |             |                |          |
|   | Plaster                | 30%            |                   |                | LIFE               | **             | 5           | \$72,900       |          |

Site Enclosure

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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 |                |          |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |

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

\* \*

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

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.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

**Asset # : 49**

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

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

Heating

*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**  
**253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.**

**Asset # : 49**

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

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

**Asset # : 49**

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

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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**

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

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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 |                |          |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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   | 5%         |                   |                | LIFE               | **             | 5           | \$138,100      |          |
| Masonry: Brick   | 78%        | Now               | \$450,700      | LIFE               | **             | 5           | \$275,700      |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |          |
| Location : Below 4th Floor Window On West Side                 |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |          |
| Location : 8th And 9th Floors West Side And Throughout         |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 10%        | Now               | \$232,200      | LIFE               | **             | 5           | \$26,500       |          |
| Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |          |
| Location : At Southeast And Southwest Corners                  |            |                   |                |                    |                |             |                |          |
| Metal Panel  | 2%         |                   |                | 2050               | **             | 5-10        | \$48,600       |          |
| Granite Panels   | 2%         | Now               | \$40,600       | LIFE               | **             | 5           | \$5,300        |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |          |
| Location : Along South And East Side                           |            |                   |                |                    |                |             |                |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |          |
| Location : Throughout Base Of Building                         |            |                   |                |                    |                |             |                |          |
| Loose Units, Extent : Moderate, Area Affected : 5%             |            |                   |                |                    |                |             |                |          |
| Location : Building Base On West Facade                        |            |                   |                |                    |                |             |                |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |          |
| Location : Building Base On West Facade                        |            |                   |                |                    |                |             |                |          |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |          |
| Location : West Facade   |            |                   |                |                    |                |             |                |          |
| Stucco Cement  | 2%         |                   |                | 2043               | **             | 5           | \$17,700       |          |
| Window Wall  | 1%         |                   |                | 2050               | **             | 5           | \$13,300       |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 90%        | Now               | \$585,600      | 2046               | **             | 5           | \$32,200       |          |
| Air Infiltration, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Weather Strip Missing, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Steel  | 10%        | Now               | \$81,100       | 2038               | **             | 5           | \$44,800       |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 20%      |            |                   |                |                    |                |             |                |          |
| Location : Penthouse Level And Ground Level Along Pearl Street |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |                    |                |             |                |          |
| Location : Penthouse Level And Ground Level Along Pearl Street |            |                   |                |                    |                |             |                |          |
| 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.

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 |                |          |
|--------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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%   |                   |                | LIFE               | **             |             |                |          |
|              | Copper/Terne           | 75%  | 0-2               | \$91,400       | 2058               | **             |             |                |          |
|              |                        | Corrosion/Rusting, Extent : Light, Area Affected : 20%         |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|              |                        | Location : Into Penthouse                                      |                   |                |                    |                |             |                |          |
|              | Modified Bitumen       | 20%  | Now               | \$49,300       | 2030               | \$246,300      |             |                |          |
|              |                        | Blisters, Extent : Moderate, Area Affected : 20%               |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |          |
|              |                        | Location : 10th Floor Roof                                     |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Interior     |                        |  |                   |                |                    |                |             |                |          |
| Floors       |                        |  |                   |                |                    |                |             |                |          |
|              | Carpet                 | 30%  | 0-2               | \$902,500      | 2029               | \$18,050,300   | 3           | \$1,957,800    |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 15%            |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$951,700      |          |
|              |                        | Paint Peeling, Extent : Light, Area Affected : 10%             |                   |                |                    |                |             |                |          |
|              |                        | Location : Basement  |                   |                |                    |                |             |                |          |
|              | Ceramic Tile           | 3%   | Now               | \$274,100      | 2033               | **             | 5           | \$65,300       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | Marble Panels          | 2%   |                   |                | LIFE               | **             | 5           | \$65,300       |          |
|              | Terrazzo               | 2%   |                   |                | LIFE               | **             | 5           | \$68,000       |          |
|              |                        | Horizontal Cracks, Extent : Light, Area Affected : 5%          |                   |                |                    |                |             |                |          |
|              |                        | Location : Entrance  |                   |                |                    |                |             |                |          |
|              | Vinyl Tile             | 43%  | 0-2               | \$861,700      | 2030               | \$17,233,700   | 3           | \$701,500      |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Patching Evident, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | Vinyl Tile 9" X 9"     | 10%  | Now               | \$1,557,700    | 2035               | **             | 3           | \$163,100      |          |
|              |                        | Adhesion Failure, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |          |
|              |                        | Location : Basement  |                   |                |                    |                |             |                |          |
|              |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |          |
|              |                        | Location : Basement  |                   |                |                    |                |             |                |          |
|              |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                   |                |                    |                |             |                |          |
|              |                        | Location : Basement  |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Basement  |                   |                |                    |                |             |                |          |

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

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

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

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

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

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

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

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

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*\*\* 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**

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

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

| Mechanical   |                 | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |           |
|--|-----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|-----------|
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| Vertical Transport   |                 |                |                   |                    |         |                |             |                |           |
| Elevators  |                 |                |                   |                    |         |                |             |                |           |
|  | Geared Traction | 100%           |                   |                    | LIFE    |                | * *         |                |           |
| Other Observation, Extent : Light, Area Affected : 100%  |                 |                |                   |                    |         |                |             |                |           |
| Location : Six Units From 1st To 12th Floor, One Unit From Basement To 13th Floor, Two Units From 1st To 6th Floor |                 |                |                   |                    |         |                |             |                |           |
| Explanation : 9 Units  |                 |                |                   |                    |         |                |             |                |           |
| 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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

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

Interior

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**70 MULBERRY ST.**  
**Asset # : 14539**

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

## Site Pavements

## On-Site Walkways

|   |     |     |  |         |      |     |     |  |  |
|---|-----|-----|--|---------|------|-----|-----|--|--|
| Cast in Place Concrete  | 65% |     |  | 2035    |      | * * |     |  |  |
| Pavers/Stone  | 35% | Now |  | \$5,300 | 2033 |     | * * |  |  |
| <i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i> |     |     |  |         |      |     |     |  |  |
| <i>Location : Entry Stairs On Mulberry Street</i>                     |     |     |  |         |      |     |     |  |  |
| <i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i> |     |     |  |         |      |     |     |  |  |
| <i>Location : At All Entry Stairs</i>                                 |     |     |  |         |      |     |     |  |  |

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

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |  |     |   |       |  |
|--|------|--|--|------|--|-----|---|-------|--|
| Fused Disc Sw  | 100% |  |  | 2040 |  | * * | 5 | \$200 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |  |     |   |       |  |
| <i>Location : Basement</i>                                     |      |  |  |      |  |     |   |       |  |
| <i>Explanation : Two 400 Ampere Main Disconnect Switches</i>   |      |  |  |      |  |     |   |       |  |

## 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

*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**

| Electrical           |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                    |   |                   |                |                    |                |             |                |          |
|                      | Interior Lighting  |   |                   |                |                    |                |             |                |          |
|                      | Fluorescent        | 40%   |                   |                | 2030               | \$103,700      | 10          | \$15,400       |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |          |
|                      |                    | Location : Throughout                                   |                   |                |                    |                |             |                |          |
|                      |                    | Explanation : T-12 Lamps                                |                   |                |                    |                |             |                |          |
|                      | Fluorescent        | 50%   |                   |                | 2030               | \$129,600      | 10          | \$19,300       |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 50%  |                   |                |                    |                |             |                |          |
|                      |                    | Location : Throughout                                   |                   |                |                    |                |             |                |          |
|                      |                    | Explanation : Compact Fluorescent Lamps                 |                   |                |                    |                |             |                |          |
|                      | LED                | 10%   |                   |                | 2035               | * *            |             |                |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                      |                    | Location : Main Stairwell                               |                   |                |                    |                |             |                |          |
|                      |                    | Explanation : LED Observed                              |                   |                |                    |                |             |                |          |
| Egress Lighting      |                    |   |                   |                |                    |                |             |                |          |
|                      | Emergency, Battery | 50%   |                   |                | 2030               | \$30,700       | 10          | \$5,100        |          |
|                      | Exit, Battery      | 50%   |                   |                | 2030               | \$26,000       | 10          | \$1,400        |          |
| Exterior Lighting    |                    |   |                   |                |                    |                |             |                |          |
|                      | HID                | 20%   | Now               | \$17,200       | 2030               | \$34,400       |             |                |          |
|                      |                    | Not in Service, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                      |                    | Location : Exterior Egress Stairs                       |                   |                |                    |                |             |                |          |
|                      | No Component       | 80%   |                   |                |                    |                |             |                |          |
| Alarm                |                    |   |                   |                |                    |                |             |                |          |
|                      | Security System    |   |                   |                |                    |                |             |                |          |
|                      | No Component       | 70%   |                   |                |                    |                |             |                |          |
|                      | Generic            | 30%   | 4+                | \$4,100        | 2035               | * *            | 1           | \$4,200        |          |
|                      |                    | Malfunctioning, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                      |                    | Location : Throughout                                   |                   |                |                    |                |             |                |          |
| Fire/Smoke Detection |                    |   |                   |                |                    |                |             |                |          |
|                      | No Component       | 70%   |                   |                |                    |                |             |                |          |
|                      | Generic, Digital   | 30%   |                   |                | 2030               | \$141,400      | 1-3         | \$7,800        |          |

| Mechanical           |                   | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                   |  |                   |                |                    |                |             |                |          |
|                      | Energy Source     |  |                   |                |                    |                |             |                |          |
|                      | Natural Gas       | 100%   |                   |                | 2040               | * *            | 1           |                |          |
| Conversion Equipment |                   |  |                   |                |                    |                |             |                |          |
|                      | Steam Boiler      | 100%   |                   |                | 2035               | * *            | 1           | \$41,600       |          |
|                      |                   | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                      |                   | Location : Basement  |                   |                |                    |                |             |                |          |
|                      |                   | Explanation : 1 Unit                                       |                   |                |                    |                |             |                |          |
| Distribution         |                   |  |                   |                |                    |                |             |                |          |
|                      | Steam Piping/Pump | 100%   | Now               | \$56,500       | 2030               | \$188,500      |             |                |          |
|                      |                   | Leak Evident, Extent : Severe, Area Affected : 30%         |                   |                |                    |                |             |                |          |
|                      |                   | Location : 5th Floor And Basement Return Line              |                   |                |                    |                |             |                |          |

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

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

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

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

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

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

| 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       |   |                |                   |                |                    |                |             |                |          |
| Exterior Walls |   |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete  | 10%            |                   |                | LIFE               | **             | 5           | \$34,900       |          |
|                | Masonry: Brick  | 20%            | 2-4               | \$22,800       | LIFE               | **             | 5           | \$14,000       |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                |                   |                |                    |                |             |                |          |
|                | Location : Bulkhead   |                |                   |                |                    |                |             |                |          |
|                | Masonry: Brick Cavity   | 65%            |                   |                | LIFE               | **             | 5           | \$45,400       |          |
|                | Stucco Cement   | 5%             | Now               | \$5,500        | 2034               | **             | 5           | \$4,400        |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                |                   |                |                    |                |             |                |          |
|                | Location : Bulkhead   |                |                   |                |                    |                |             |                |          |
|                | Loose/Delam Surface, Extent : Moderate, Area Affected : 25%     |                |                   |                |                    |                |             |                |          |
|                | Location : Bulkhead   |                |                   |                |                    |                |             |                |          |
| Windows        |   |                |                   |                |                    |                |             |                |          |
|                | Aluminum  | 100%           | Now               | \$44,800       | 2045               | **             | 5           | \$4,900        |          |
|                | Caulking Deteriorated, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Light, Area Affected : 10%          |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |          |
| Parapets       |   |                |                   |                |                    |                |             |                |          |
|                | Cast Stone/Terra Cotta  | 5%             |                   |                | LIFE               | **             | 5           | \$1,700        |          |
|                | Concrete Masonry Unit   | 25%            |                   |                | LIFE               | **             | 5           | \$1,200        |          |
|                | Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |                |                   |                |                    |                |             |                |          |
|                | Location : South Side, Throughout                               |                |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%       |                |                   |                |                    |                |             |                |          |
|                | Location : Balconies  |                |                   |                |                    |                |             |                |          |
| Roof           |   |                |                   |                |                    |                |             |                |          |
|                | Metal, Corrugated   | 5%             | Now               | \$200          | 2034               | **             | 1           |                |          |
|                | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 10%    |                |                   |                |                    |                |             |                |          |
|                | Location : Roof Over Play Area                                  |                |                   |                |                    |                |             |                |          |
|                | Modified Bitumen  | 10%            | Now               | \$5,300        | 2029               | \$26,400       |             |                |          |
|                | Vegetation Growth, Extent : Moderate, Area Affected : 10%       |                |                   |                |                    |                |             |                |          |
|                | Location : West Roof Over Second Floor                          |                |                   |                |                    |                |             |                |          |
|                | Worn/Eroded, Extent : Light, Area Affected : 25%                |                |                   |                |                    |                |             |                |          |
|                | Location : West Roof Over Second Floor                          |                |                   |                |                    |                |             |                |          |
|                | Other Observation, Extent : Moderate, Area Affected : 5%        |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse Roof                                       |                |                   |                |                    |                |             |                |          |
|                | Explanation : Fascia Damage                                     |                |                   |                |                    |                |             |                |          |
|                | Play Surface  | 85%            | 2-4               | \$10,700       | 2029               | \$213,500      |             |                |          |
|                | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5% |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout   |                |                   |                |                    |                |             |                |          |
| Soffits        |   |                |                   |                |                    |                |             |                |          |
|                | Cement-Fiber Panel  | 100%           |                   |                | 2034               | **             | 10          |                |          |
| Interior       |   |                |                   |                |                    |                |             |                |          |

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**

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

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

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

| Electrical           |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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       |          |
|                      |                    | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building                           |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 30%  |                   |                    | 2034    | * *            | 10          | \$11,100       |          |
|                      |                    | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building                           |                   |                    |         |                |             |                |          |
|                      | 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        |          |

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

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

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

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

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

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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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031     |
|-----------------------|------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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    |          |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| 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          | \$5,700        |          |  |
| Masonry: Brick   | 15%        | Now               | \$5,200        | LIFE    | **                 | 5           | \$7,300        |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |          |  |
| Location : Penthouse   |            |                   |                |         |                    |             |                |          |  |
| 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        |          |  |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| Wood   | 25%        | Now               | \$25,300       | 2038    | **                 | 5           | \$28,600       |          |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5%   |            |                   |                |         |                    |             |                |          |  |
| Location : 1st Floor Southwest Corner                          |            |                   |                |         |                    |             |                |          |  |
| Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| Parapets   |            |                   |                |         |                    |             |                |          |  |
| Copper/Terne   | 25%        | 4+                | \$5,000        | 2050    | **                 | 5           | \$2,400        |          |  |
| Deformed/Dented, Extent : Light, Area Affected : 10%           |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| 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    | **                 |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |          |  |
| Location : Penthouse Roof                                      |            |                   |                |         |                    |             |                |          |  |
| Roll Roofing   | 70%        | Now               | \$1,900        | 2026    | \$96,900           | 5           | \$16,600       |          |  |
| Water Penetration, Extent : Severe, Area Affected : 10%        |            |                   |                |         |                    |             |                |          |  |
| Location : Southeast Corner                                    |            |                   |                |         |                    |             |                |          |  |
| Skylight, Metal/Glass  | 15%        | Now               | \$17,100       | 2040    | **                 |             |                |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |         |                    |             |                |          |  |
| Location : Large Dome  |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| Soffits  |            |                   |                |         |                    |             |                |          |  |
| Masonry: Marble  | 100%       |                   |                | LIFE    | **                 | 5           |                |          |  |

**Interior**

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

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

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

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.

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

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

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

Under 600 Volts

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 - 1ST DEPT.**  
**Asset # : 13870**

| Electrical               |   | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type    | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts          |   |                   |                |                    |                |             |                |          |
| Service Equipment        |   |                   |                |                    |                |             |                |          |
| Fused Disc Sw            | 100%  |                   |                | 2050               | **             | 5           | \$200          |          |
|                          | Other Observation, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |          |
|                          | Location : Electrical Room Basement                                       |                   |                |                    |                |             |                |          |
|                          | Explanation : Two 3,000 Ampere Switches                                   |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
|                          | Other Observation, Extent : Light, Area Affected : 100%                   |                   |                |                    |                |             |                |          |
|                          | Location : Engineer Office  |                   |                |                    |                |             |                |          |
|                          | Explanation : All Controllers Monitored By Building Management System.    |                   |                |                    |                |             |                |          |
| Ground                   |   |                   |                |                    |                |             |                |          |
| Grounding Devices        |   |                   |                |                    |                |             |                |          |
| Generic                  | 100%  |                   |                | LIFE               | **             | 5           | \$800          |          |
| Stand-by Power           |   |                   |                |                    |                |             |                |          |
| Transfer Switches        |   |                   |                |                    |                |             |                |          |
| Under Construction       | 100%  |                   |                |                    |                |             |                |          |
|                          | Other Observation, Extent : Light, Area Affected : 0%                     |                   |                |                    |                |             |                |          |
|                          | Location : Basement   |                   |                |                    |                |             |                |          |
|                          | Explanation : A New 2,500 Ampere Transfer Switch Installation Is Ongoing. |                   |                |                    |                |             |                |          |
| Generators               |   |                   |                |                    |                |             |                |          |
| Under Construction       | 100%  |                   |                |                    |                |             |                |          |
|                          | Other Observation, Extent : Light, Area Affected : 0%                     |                   |                |                    |                |             |                |          |
|                          | Location : Basement   |                   |                |                    |                |             |                |          |
|                          | Explanation : A New Generator Is Being Installed On The Backyard Area.    |                   |                |                    |                |             |                |          |
| Batteries                |   |                   |                |                    |                |             |                |          |
| Under Construction       | 100%  |                   |                |                    |                |             |                |          |
|                          | Other Observation, Extent : Light, Area Affected : 0%                     |                   |                |                    |                |             |                |          |
|                          | Location : Backyard Area  |                   |                |                    |                |             |                |          |
|                          | Explanation : A New Generator System Is Being Installed.                  |                   |                |                    |                |             |                |          |
| Fuel Storage             |   |                   |                |                    |                |             |                |          |
| Under Construction       | 100%  |                   |                |                    |                |             |                |          |
|                          | Other Observation, Extent : Light, Area Affected : 0%                     |                   |                |                    |                |             |                |          |
|                          | Location : Basement   |                   |                |                    |                |             |                |          |
|                          | Explanation : New Diesel Tank Is Under Construction.                      |                   |                |                    |                |             |                |          |

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

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

**Lighting**

## Interior Lighting

|             |     |  |      |    |    |          |
|-------------|-----|--|------|----|----|----------|
| Fluorescent | 70% |  | 2038 | ** | 10 | \$34,900 |
|-------------|-----|--|------|----|----|----------|

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

|             |    |  |      |          |    |         |
|-------------|----|--|------|----------|----|---------|
| Fluorescent | 8% |  | 2025 | \$84,000 | 10 | \$4,000 |
|-------------|----|--|------|----------|----|---------|

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

|     |    |  |      |    |    |  |
|-----|----|--|------|----|----|--|
| HID | 2% |  | 2038 | ** | 10 |  |
|-----|----|--|------|----|----|--|

|     |     |  |      |           |  |  |
|-----|-----|--|------|-----------|--|--|
| LED | 20% |  | 2025 | \$590,100 |  |  |
|-----|-----|--|------|-----------|--|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : New LED Fixtures Were Installed Last Year.*

## Egress Lighting

|                    |     |  |      |    |   |  |
|--------------------|-----|--|------|----|---|--|
| Emergency, Service | 50% |  | 2035 | ** | 1 |  |
|--------------------|-----|--|------|----|---|--|

|           |     |  |      |    |   |  |
|-----------|-----|--|------|----|---|--|
| Exit, LED | 50% |  | 2058 | ** | 1 |  |
|-----------|-----|--|------|----|---|--|

## Exterior Lighting

|     |     |  |      |    |    |       |
|-----|-----|--|------|----|----|-------|
| HID | 45% |  | 2038 | ** | 10 | \$100 |
|-----|-----|--|------|----|----|-------|

|     |    |  |      |          |  |  |
|-----|----|--|------|----------|--|--|
| LED | 5% |  | 2025 | \$13,800 |  |  |
|-----|----|--|------|----------|--|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exterior**Explanation : New LED Fixtures Were Installed Last Year.*

|              |     |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|
| No Component | 50% |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|

**Alarm**

## Security System

|              |     |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|
| No Component | 70% |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|

|         |     |  |      |    |   |         |
|---------|-----|--|------|----|---|---------|
| Generic | 30% |  | 2040 | ** | 1 | \$6,100 |
|---------|-----|--|------|----|---|---------|

## Fire/Smoke Detection

|              |     |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|
| No Component | 30% |  |  |  |  |  |
|--------------|-----|--|--|--|--|--|

|                  |     |  |      |    |     |          |
|------------------|-----|--|------|----|-----|----------|
| Generic, Digital | 70% |  | 2038 | ** | 1-3 | \$23,400 |
|------------------|-----|--|------|----|-----|----------|

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

**Heating**

## Energy Source

|               |      |  |      |    |   |  |
|---------------|------|--|------|----|---|--|
| Utility Steam | 100% |  | 2050 | ** | 1 |  |
|---------------|------|--|------|----|---|--|

## Conversion Equipment

|                |      |     |         |      |    |   |         |
|----------------|------|-----|---------|------|----|---|---------|
| Pres. Reducing | 100% | Now | \$4,000 | 2033 | ** | 5 | \$1,600 |
|----------------|------|-----|---------|------|----|---|---------|

Valve/LP Steam

*Other Observation, Extent : Severe, Area Affected : 2%**Location : Sub-basement**Explanation : Valves Failed - Cannot Close*

## Distribution

|                     |      |  |      |    |   |         |
|---------------------|------|--|------|----|---|---------|
| Central Plant Steam | 100% |  | 2040 | ** | 4 | \$2,700 |
|---------------------|------|--|------|----|---|---------|

Piping/Pmp

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

| Mechanical       |                             | Current Repair |                   |  | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System           | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                             |                |                   |  |                    |                |             |                |          |
|                  | 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          |          |
| Air Conditioning |                             |                |                   |  |                    |                |             |                |          |
|                  | Energy Source               |                |                   |  |                    |                |             |                |          |
|                  | Electricity                 | 100%           |                   |  | 2046               | * *            | 1           |                |          |
|                  | Conversion Equipment        |                |                   |  |                    |                |             |                |          |
|                  | Reciprocating Compr/Chiller | 100%           |                   |  | 2030               | \$507,600      | 1           | \$25,200       |          |
|                  |                             |                |                   | R-22 Refrigerant, Extent : Light, Area Affected : 100%<br>Location : Chillers - Penthouse Mechanical Room<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : Multistage Chiller - Penthouse<br>Explanation : 2 Units |                    |                |             |                |          |
|                  | 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               | * *            |             |                |          |
|                  |                             |                |                   | Other Observation, Extent : Moderate, Area Affected : 100%<br>Location : Cellar<br>Explanation : 4 Units Broken  |                    |                |             |                |          |
| Ventilation      |                             |                |                   |  |                    |                |             |                |          |
|                  | Distribution                |                |                   |  |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%           |                   |  | LIFE               | * *            | 2-5         | \$30,300       |          |
|                  | Exhaust Fans                |                |                   |  |                    |                |             |                |          |
|                  | Roof                        | 100%           |                   |  | 2030               | \$99,300       | 2           | \$1,700        |          |
| Plumbing         |                             |                |                   |  |                    |                |             |                |          |
|                  | H/C Water Piping            |                |                   |  |                    |                |             |                |          |
|                  | Brass/Copper                | 20%            |                   |  | 2050               | * *            | 1           |                |          |
|                  | Galvanized Steel            | 80%            |                   |  | 2043               | * *            | 1           |                |          |
|                  | Water Heater                |                |                   |  |                    |                |             |                |          |
|                  | Gas Fired                   | 100%           |                   |  | 2025               | \$36,500       | 2           | \$800          |          |
|                  |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 100 Gallon Tank  |                    |                |             |                |          |
|                  | 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        |          |

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

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

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025         |
|-----------------------|------------------|------------------|------------------|-----------------|
| 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.  
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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 - 2ND DEPT.**  
**Asset # : 2036**

| 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  |            |                   |                |         |                    |             |                |          |  |
| Exterior Walls  |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete  | 5%         | Now               | \$27,800       | LIFE    | **                 | 5           | \$21,000       |          |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%         |            |                   |                |         |                    |             |                |          |  |
| Location : Below Grade Exterior Areaway Walls                   |            |                   |                |         |                    |             |                |          |  |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |          |  |
| Location : Below Grade Exterior Areaway Walls                   |            |                   |                |         |                    |             |                |          |  |
| Masonry: Brick  | 15%        | Now               | \$134,000      | LIFE    | **                 | 5           | \$12,600       |          |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 25%         |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator And Machine Room Bulkheads On Roof          |            |                   |                |         |                    |             |                |          |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator And Machine Room Bulkheads On Roof          |            |                   |                |         |                    |             |                |          |  |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator And Machine Room Bulkheads On Roof          |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator And Machine Room Bulkheads On Roof          |            |                   |                |         |                    |             |                |          |  |
| Masonry: Granite  | 5%         |                   |                | LIFE    | **                 | 5           | \$3,100        |          |  |
| Masonry: Limestone  | 75%        | 4+                | \$179,500      | LIFE    | **                 | 5           | \$47,200       |          |  |
| Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Windows   |            |                   |                |         |                    |             |                |          |  |
| Bronze/Brass  | 95%        | Now               | \$943,600      | 2036    | **                 | 5           | \$35,900       |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%   |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 100%  |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Light, Area Affected : 10%          |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Metal Louvers   | 5%         |                   |                | 2037    | **                 | 10          | \$3,800        |          |  |
| Parapets  |            |                   |                |         |                    |             |                |          |  |
| Masonry: Brick  | 45%        |                   |                | LIFE    | **                 | 5           | \$2,600        |          |  |
| Masonry: Limestone  | 55%        |                   |                | LIFE    | **                 | 5           | \$4,000        |          |  |
| Roof  |            |                   |                |         |                    |             |                |          |  |
| Modified Bitumen  | 100%       | Now               | \$200,400      | 2028    | \$667,800          |             |                |          |  |
| Blisters, Extent : Moderate, Area Affected : 10%                |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Debris Present, Extent : Light, Area Affected : 10%             |            |                   |                |         |                    |             |                |          |  |
| Location : Roof   |            |                   |                |         |                    |             |                |          |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator And Machine Room Bulkheads                  |            |                   |                |         |                    |             |                |          |  |
| Patching Evident, Extent : Moderate, Area Affected : 15%        |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |          |  |
| Location : At Machine Room Bulkheads                            |            |                   |                |         |                    |             |                |          |  |

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

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

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

| 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 |
| Site Enclosure |  |                |                   |                    |         |                |             |                |          |
|                | Retaining Walls  |                |                   |                    |         |                |             |                |          |
|                | Masonry: Fieldstone  | 100%           | Now               | \$3,600            | 2048    |                | *           | *              |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                |                   |                    |         |                |             |                |          |
|                | Location : South And East Side Of Building                     |                |                   |                    |         |                |             |                |          |
|                | Other Observation, Extent : Light, Area Affected : 100%        |                |                   |                    |         |                |             |                |          |
|                | Location : South And East Side Of Building                     |                |                   |                    |         |                |             |                |          |
|                | Explanation : Walls Are Clad With Granite Not Fieldstone       |                |                   |                    |         |                |             |                |          |
| Site Pavements |  |                |                   |                    |         |                |             |                |          |
|                | Public Sidewalk  |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 100%           | Now               | \$30,000           | 2041    |                | *           | *              |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                |                   |                    |         |                |             |                |          |
|                | Location : South Side Of Building                              |                |                   |                    |         |                |             |                |          |
|                | On-Site Walkways   |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 100%           | 4+                | \$5,900            | 2041    |                | *           | *              |          |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 20%        |                |                   |                    |         |                |             |                |          |
|                | Location : North Side Of Building                              |                |                   |                    |         |                |             |                |          |
|                | Parking/Driveway   |                |                   |                    |         |                |             |                |          |
|                | Asphalt  | 35%            | Now               | \$31,400           | 2043    |                | *           | *              |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 90%     |                |                   |                    |         |                |             |                |          |
|                | Location : Parking Area  |                |                   |                    |         |                |             |                |          |
|                | Ponding, Extent : Moderate, Area Affected : 15%                |                |                   |                    |         |                |             |                |          |
|                | Location : Parking Area  |                |                   |                    |         |                |             |                |          |
|                | Potholes, Extent : Moderate, Area Affected : 15%               |                |                   |                    |         |                |             |                |          |
|                | Location : Parking Area  |                |                   |                    |         |                |             |                |          |
|                | Sinking/Subsiding, Extent : Moderate, Area Affected : 20%      |                |                   |                    |         |                |             |                |          |
|                | Location : Parking Area  |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 65%            | 0-2               | \$28,600           | 2033    |                | *           | *              |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |                |                   |                    |         |                |             |                |          |
|                | Location : Rear Parking Area                                   |                |                   |                    |         |                |             |                |          |

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

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

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.

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

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

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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>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> |
| <b>Air Conditioning</b>   |   |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Terminal Devices  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | 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>                       |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Heat Rejection  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | 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               |                 |
| <b>Ventilation</b>        |   |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Distribution  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Ductwork/Diffusers  | 100%                  |                          |                       | LIFE                      | * *                   | 2-5                | \$35,000              |                 |
|                           | Exhaust Fans  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Interior  | 100%                  |                          |                       | 2023                      | \$246,000             | 2                  | \$1,900               |                 |
| <b>Plumbing</b>           |   |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | H/C Water Piping  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Galvanized Steel  | 100%                  |                          |                       | 2033                      | * *                   | 1                  |                       |                 |
|                           | Water Heater  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Oil Fired   | 100%                  |                          |                       | 2022                      | \$57,400              | 1                  | \$1,800               |                 |
|                           | HW Heat Exchanger   |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | 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>  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Sanitary Piping   |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Cast Iron   | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
|                           | Storm Drain Piping  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Cast Iron   | 100%                  |                          |                       | LIFE                      | * *                   | 1                  |                       |                 |
|                           | Sump Pump(s)  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | 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>                                  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Fixtures  |                       |                          |                       |                           |                       |                    |                       |                 |
|                           | Generic   | 100%                  |                          |                       |                           |                       |                    |                       |                 |
| <b>Vertical Transport</b> |   |                       |                          |                       |                           |                       |                    |                       |                 |

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

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031   |
|-----------------------|--------------------|------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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

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

Interior

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

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

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

| 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 |  |

## 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

\* \*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Bainbridge Avenue And Marion Avenue*

## On-Site Walkways

Cast in Place Concrete

100%

Now

\$30,000

2050

\* \*

*Cracking/Crumbling, Extent : Severe, Area Affected : 30%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs

100%

2030

\$22,500

5

\$1,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Two Main Service Disconnect Switches Rated At 400 Amperes Each.*

## 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

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Electrical Room*

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

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

## 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**

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

## Lighting

Interior Lighting  
Fluorescent

100% Now \$226,400 2040 \* \*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Not In Service*

Egress Lighting  
Exit, Service

100% Now \$13,200 2040 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Not In Service*

Exterior Lighting  
HID

10% Now \$15,000 2040 \* \*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Front Of The Building*  
*Explanation : Not In Service*

No Component

90%

## Alarm

Fire/Smoke Detection  
Generic, Analog

100% Now \$411,700 2040 \* \* 1-3 \$20,600  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Not In Service*

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

## Heating

Energy Source  
Natural Gas

100% 2040 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : This Is A Vacant Building*

Conversion Equipment  
Steam Boiler

100% 2035 \* \* 1 \$36,300  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : 1 Unit. This Building Is Vacant And Not Being Used.*

## Distribution

Steam Piping/Pump

10% 0-2 \$1,600 2040 \* \*  
*Corroded, Extent : Moderate, Area Affected : 10%*  
*Location : Basement*

Steam Piping/Pump

90% 2040 \* \*

## Terminal Devices

Convactor/Radiator

100% 2028 \$199,300 1 \$11,900

## Air Conditioning

*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**  
**BAINBRIDGE FACILITY**  
**Asset # : 4223**

| Mechanical           |                             | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-----------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning     |                             |   |                   |                |                    |                |             |                |          |
|                      | Energy Source               |   |                   |                |                    |                |             |                |          |
|                      | Electricity                 | 100%  |                   |                | 2038               | * *            | 1           |                |          |
| Conversion Equipment |                             |   |                   |                |                    |                |             |                |          |
|                      | Exterior Pkg Unit - Cooling | 100%  | 2-4               | \$301,500      | 2040               | * *            | 2           | \$1,800        |          |
|                      |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 4 Condemn Units. R-22 |                   |                |                    |                |             |                |          |
| 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        |          |
|                      |                             | On Extended Life, Extent : Severe, Area Affected : 100%<br>Location : Roof  |                   |                |                    |                |             |                |          |
| Plumbing             |                             |   |                   |                |                    |                |             |                |          |
|                      | H/C Water Piping            |   |                   |                |                    |                |             |                |          |
|                      | Brass/Copper                | 80%   |                   |                | 2030               | \$222,000      | 1           |                |          |
|                      | Galvanized Steel            | 20%   | 0-2               | \$1,600        | 2028               | \$32,700       | 1           |                |          |
|                      |                             | Corroded, Extent : Moderate, Area Affected : 10%<br>Location : Basement   |                   |                |                    |                |             |                |          |
| 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%  |                   |                |                    |                |             |                |          |
|                      |                             | Obsolete Fixtures, Extent : Severe, Area Affected : 100%<br>Location : Throughout                                 |                   |                |                    |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| 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> |



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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**

| 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     |                    |   |                   |                |                    |                |             |                |          |
|              | Exterior Walls     |   |                   |                |                    |                |             |                |          |
|              | Masonry: Brick     | 80%   | Now               | \$1,757,500    | LIFE               | **             | 5           | \$107,500      |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Sidewalk Shed in Use, Extent : Light, Area Affected : 40%       |                   |                |                    |                |             |                |          |
|              |                    | Location : Corner Of Arthur Ave. And E. Tremont                 |                   |                |                    |                |             |                |          |
|              |                    | Spalling, Extent : Moderate, Area Affected : 25%                |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Water Penetration, Extent : Light, Area Affected : 20%          |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Masonry: Granite   | 5%  | Now               | \$172,200      | LIFE               | **             | 5           | \$5,000        |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Masonry: Limestone | 10%   | Now               | \$176,600      | LIFE               | **             | 5           | \$10,100       |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Stucco Cement      | 5%  |                   |                | 2036               | **             | 5           | \$16,800       |          |
| Windows      |                    |   |                   |                |                    |                |             |                |          |
|              | Aluminum           | 100%  | Now               | \$2,306,900    | 2056               | **             | 5           | \$25,400       |          |
|              |                    | Air Infiltration, Extent : Moderate, Area Affected : 50%        |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
| Parapets     |                    |   |                   |                |                    |                |             |                |          |
|              | Masonry: Brick     | 90%   | Now               | \$331,800      | LIFE               | **             | 5           | \$10,600       |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Water Penetration, Extent : Moderate, Area Affected : 25%       |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Masonry: Limestone | 10%   | Now               | \$66,900       | LIFE               | **             | 5           | \$1,500        |          |
|              |                    | Cracking/Crumbling, Extent : Light, Area Affected : 15%         |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
| Roof         |                    |   |                   |                |                    |                |             |                |          |
|              | Modified Bitumen   | 100%  | Now               | \$707,400      | 2041               | **             |             |                |          |
|              |                    | Blisters, Extent : Moderate, Area Affected : 40%                |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Miss/Damaged Flashings, Extent : Light, Area Affected : 10%     |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Patching Evident, Extent : Moderate, Area Affected : 30%        |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                    | Water Penetration, Extent : Moderate, Area Affected : 50%       |                   |                |                    |                |             |                |          |
|              |                    | Location : Throughout   |                   |                |                    |                |             |                |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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

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

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

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

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

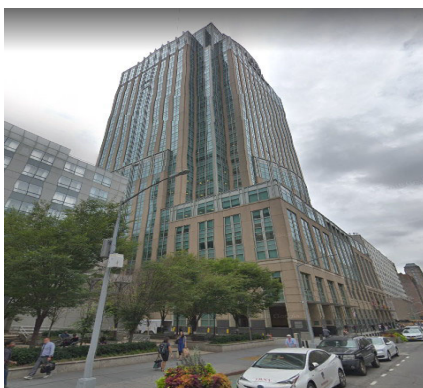
Print Date : 09-Sep-2020

**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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022            | FY 2023            | FY 2024            | FY 2025            |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| 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.

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**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**  
**Asset # : 13879**

| 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   |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Paver Block Ballast, Extent : Moderate, Area Affected : 25%            |            |                   |                |                    |                |             |                |          |
| Location : 7th And 33th Floor Setbacks                                 |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Explanation : Ethylene Propylene Diene Monomer-(EPDM) Under Insulation |            |                   |                |                    |                |             |                |          |
| Soffits  |            |                   |                |                    |                |             |                |          |
| Aluminum Sunshades   | 20%        |                   |                | 2040               | **             | 10          | \$13,500       |          |
| Other Observation, Extent : Light, Area Affected : 100%                |            |                   |                |                    |                |             |                |          |
| Location : At Entrances  |            |                   |                |                    |                |             |                |          |
| Explanation : This Is Actually Metal And Glass Awnings                 |            |                   |                |                    |                |             |                |          |
| 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**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |          |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Interior   |            |                   |                |         |                    |             |                |          |  |
| Interior Walls   |            |                   |                |         |                    |             |                |          |  |
| Ceramic Tile   | 2%         |                   |                | 2040    | **                 | 5           | \$48,000       |          |  |
| Concrete Masonry Unit  | 10%        | Now               | \$115,500      | LIFE    | **                 | 5           | \$96,000       |          |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 5%         |            |                   |                |         |                    |             |                |          |  |
| Location : Bulkhead Stair A - Floors 32 And 33                 |            |                   |                |         |                    |             |                |          |  |
| Horizontal Cracks, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |          |  |
| Location : Bulkhead Stair A - Floors 32 And 33                 |            |                   |                |         |                    |             |                |          |  |
| 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      |          |  |
| Ceilings   |            |                   |                |         |                    |             |                |          |  |
| 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      |          |  |
| Site Enclosure   |            |                   |                |         |                    |             |                |          |  |
| Retaining Walls  |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 100%       |                   |                | 2066    | **                 |             |                |          |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |          |  |
| Location : South Side Of Building                              |            |                   |                |         |                    |             |                |          |  |
| Explanation : This Is A Concrete Wall With A Stone Face Finish |            |                   |                |         |                    |             |                |          |  |
| Site Pavements   |            |                   |                |         |                    |             |                |          |  |
| Public Sidewalk  |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 100%       |                   |                | 2044    | **                 |             |                |          |  |
| On-Site Walkways   |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 30%        |                   |                | 2044    | **                 |             |                |          |  |
| Pavers/Stone   | 70%        |                   |                | 2040    | **                 |             |                |          |  |
| Other Observation, Extent : Light, Area Affected : 100%        |            |                   |                |         |                    |             |                |          |  |
| Location : At Entry Areas                                      |            |                   |                |         |                    |             |                |          |  |
| Explanation : This Is Actually Granite Pavers                  |            |                   |                |         |                    |             |                |          |  |
| Parking/Driveway   |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 100%       |                   |                | 2036    | **                 |             |                |          |  |

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

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

| Electrical  |                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|--------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type           | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |                |                   |                |                    |                |             |                |          |
| Transformers  |                          |                |                   |                |                    |                |             |                |          |
|   | Dry Type                 | 100%           |                   |                | 2044               | **             | 5           | \$3,600        |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Electrical Room  |                          |                |                   |                |                    |                |             |                |          |
| Explanation : Two 75 Kilovolt-ampere  |                          |                |                   |                |                    |                |             |                |          |
| Switchgear / Switchboard  |                          |                |                   |                |                    |                |             |                |          |
|   | Air Circuit Breaker      | 50%            |                   |                | 2051               | **             | 5           | \$2,500        |          |
|   | Fused Disc Sw            | 10%            |                   |                | 2051               | **             | 5           | \$400          |          |
|   | Molded Case Bkrs         | 40%            |                   |                | 2051               | **             | 5           | \$10,200       |          |
| Raceway   |                          |                |                   |                |                    |                |             |                |          |
|   | Busway                   | 15%            |                   |                | 2044               | **             | 1           |                |          |
|   | Conduit                  | 85%            |                   |                | 2051               | **             | 1           |                |          |
| Panelboards   |                          |                |                   |                |                    |                |             |                |          |
|   | Fused Disc Sw            | 15%            |                   |                | 2047               | **             | 5           | \$3,300        |          |
|   | Molded Case Bkrs         | 85%            |                   |                | 2047               | **             | 5           | \$21,700       |          |
| Wiring  |                          |                |                   |                |                    |                |             |                |          |
|   | Busway                   | 15%            | Now               | \$73,300       | 2044               | **             | 1           |                |          |
| Other Observation, Extent : Moderate, Area Affected : 30%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Basement   |                          |                |                   |                |                    |                |             |                |          |
| Explanation : One Phase Of Electrical Service Is Not Functioning  |                          |                |                   |                |                    |                |             |                |          |
|   | Thermoplastic            | 85%            |                   |                | 2051               | **             | 1           |                |          |
| Motor Controllers   |                          |                |                   |                |                    |                |             |                |          |
|   | Locally Mounted          | 12%            | Now               | \$7,000        | 2044               | **             | 5           | \$400          |          |
| Not in Service, Extent : Moderate, Area Affected : 50%  |                          |                |                   |                |                    |                |             |                |          |
| Location : Roll Up Gate In Garage Sally Port  |                          |                |                   |                |                    |                |             |                |          |
|   | Motor Control Center     | 80%            |                   |                | 2044               | **             | 5           | \$21,100       |          |
|   | Variable Frequency Drive | 8%             | Now               | \$46,100       | 2044               | **             |             |                |          |
| Not Functioning, Extent : Moderate, Area Affected : 50%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Units Observed In Bypass Mode  |                          |                |                   |                |                    |                |             |                |          |
| Ground  |                          |                |                   |                |                    |                |             |                |          |
| Grounding Devices   |                          |                |                   |                |                    |                |             |                |          |
|   | Generic                  | 100%           |                   |                | LIFE               | **             | 5           | \$28,500       |          |
| Stand-by Power  |                          |                |                   |                |                    |                |             |                |          |
| Transfer Switches   |                          |                |                   |                |                    |                |             |                |          |
|   | Automatic                | 100%           |                   |                | 2044               | **             | 1           | \$297,900      |          |
| Generators  |                          |                |                   |                |                    |                |             |                |          |
|   | Diesel                   | 100%           |                   |                | 2040               | **             | 1           | \$374,900      |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Penthouse  |                          |                |                   |                |                    |                |             |                |          |
| 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 |                          |                |                   |                |                    |                |             |                |          |
| Batteries   |                          |                |                   |                |                    |                |             |                |          |
|   | Nickel Cadmium           | 100%           |                   |                | 2026               | \$1,600        | 5           | \$215,800      |          |

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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**  
**BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR**  
**Asset # : 13879**

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

**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*

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

**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.*

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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**

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

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                 |   |                   |                    |         |                |             |                |          |
| Water Heater       | Electric        | 10%   |                   |                    | 2026    | \$86,600       | 4           | \$800          |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 80%                                  |                   |                    |         |                |             |                |          |
|                    |                 | Location : Lavatories And Pantries  |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : Multiple Points Of Use Electric Hot Water Heaters. 20 To 30 Gallon Range. |                   |                    |         |                |             |                |          |
|                    | 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%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |          |
| Elevators          |                 |   |                   |                    |         |                |             |                |          |
| Gearless Traction  |                 | 90%   |                   |                    | LIFE    | * *            |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                    |                 | Location : 10 Passenger, 2 Freight, 4 Restricted To Judges                              |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 16 Units  |                   |                    |         |                |             |                |          |
| Hydraulic          |                 | 10%   |                   |                    | LIFE    | * *            |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 10%                                  |                   |                    |         |                |             |                |          |
|                    |                 | Location : Prisoner Elevators   |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 2 Units   |                   |                    |         |                |             |                |          |
| Escalators         |                 |   |                   |                    |         |                |             |                |          |
|                    | Over 20' Rise   | 100%  |                   |                    | LIFE    | * *            |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                    |                 | Location : 1st To 2nd Floor   |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 2 Units   |                   |                    |         |                |             |                |          |
| Fire Suppression   |                 |   |                   |                    |         |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024            | FY 2025          |
|-----------------------|------------------|------------------|--------------------|------------------|
| 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    |          |  |
|------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Exterior               |   |                   |                |         |                    |             |                |          |  |
| Exterior Walls         |   |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete | 5%  | Now               | \$160,300      | LIFE    | * *                | 5           | \$131,200      |          |  |
|                        | Cracking/Crumbling, Extent : Severe, Area Affected : 15%        |                   |                |         |                    |             |                |          |  |
|                        | Location : Cooling Tower Area                                   |                   |                |         |                    |             |                |          |  |
|                        | Exposed Reinforcement, Extent : Moderate, Area Affected : 10%   |                   |                |         |                    |             |                |          |  |
|                        | Location : Cooling Tower  |                   |                |         |                    |             |                |          |  |
| Masonry: Brick         | 10%   | 0-2               | \$171,500      | LIFE    | * *                | 5           | \$52,500       |          |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
|                        | Staining/Discoloring, Extent : Light, Area Affected : 15%       |                   |                |         |                    |             |                |          |  |
|                        | Location : Below Windows, Garage Wing                           |                   |                |         |                    |             |                |          |  |
| Masonry: Granite       | 3%  |                   |                | LIFE    | * *                | 5           | \$11,800       |          |  |
| Masonry: Limestone     | 80%   | 0-2               | \$2,484,400    | LIFE    | * *                | 5           | \$314,800      |          |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
| Slate Panels           | 2%  |                   |                | LIFE    | * *                | 5           | \$7,900        |          |  |
| Windows                |   |                   |                |         |                    |             |                |          |  |
| Aluminum               | 95%   | 0-2               | \$300,200      | 2036    | * *                | 5           | \$33,100       |          |  |
|                        | Air Infiltration, Extent : Light, Area Affected : 20%           |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
|                        | Other Observation, Extent : Moderate, Area Affected : 50%       |                   |                |         |                    |             |                |          |  |
|                        | Location : Exterior Surfaces                                    |                   |                |         |                    |             |                |          |  |
|                        | Explanation : Dirty Glass                                       |                   |                |         |                    |             |                |          |  |
| Metal Louvers          | 5%  |                   |                | 2031    | \$112,400          | 10          | \$21,800       |          |  |
| Parapets               |   |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete | 40%   | Now               | \$77,400       | LIFE    | * *                | 5           | \$116,100      |          |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
|                        | Expansion Joint Failure, Extent : Moderate, Area Affected : 20% |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
| Masonry: Brick         | 10%   | Now               | \$17,600       | LIFE    | * *                | 5           | \$2,800        |          |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
|                        | Diagonal Cracks, Extent : Moderate, Area Affected : 5%          |                   |                |         |                    |             |                |          |  |
|                        | Location : Main Roof  |                   |                |         |                    |             |                |          |  |
|                        | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
| Masonry: Limestone     | 40%   | 0-2               | \$127,600      | LIFE    | * *                | 5           | \$14,100       |          |  |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                |         |                    |             |                |          |  |
|                        | Location : Throughout   |                   |                |         |                    |             |                |          |  |
| Metal Rail             | 10%   |                   |                | 2041    | * *                | 5-10        | \$50,800       |          |  |

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

| Architecture |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior     |                        |  |                   |                |                    |                |             |                |          |
| Roof         |                        |  |                   |                |                    |                |             |                |          |
|              | Built-Up (BUR)         | 96%  | Now               | \$2,561,700    | 2038               | * *            |             |                | 1        |
|              |                        | Blisters, Extent : Moderate, Area Affected : 30%                 |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Split/Cracked, Extent : Moderate, Area Affected : 15%            |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Vegetation Growth, Extent : Moderate, Area Affected : 15%        |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Water Penetration, Extent : Severe, Area Affected : 20%          |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 100%             |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | Modified Bitumen       | 2%   |                   |                | 2036               | * *            | 10          | \$3,600        |          |
|              |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|              |                        | Location : Annex Roof  |                   |                |                    |                |             |                |          |
|              | Traffic Topping        | 2%   |                   |                | 2036               | * *            | 10          | \$6,100        |          |
|              |                        | Recent Replace Evident, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| 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      |          |
|              |                        | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | 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      |          |
|              |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |                   |                |                    |                |             |                |          |
|              |                        | Location : Corridors, 3rd, 4th, Lm Levels                        |                   |                |                    |                |             |                |          |
|              |                        | Patching Evident, Extent : Moderate, Area Affected : 30%         |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |          |

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 FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

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

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

## Interior

## Ceilings

AcousTileConcealSpLn      40%   Now      \$295,500      2033      \* \*      5      \$210,800

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Throughout*

*Staining/Discoloring, Extent : Moderate, Area Affected : 5%*

*Location : Throughout*

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

*Location : Throughout*

AcousTileSusp.Lay-In      25%   Now      \$369,400      2041      \* \*      5      \$105,400

*Broken/Missing Elements, Extent : Light, Area Affected : 20%*

*Location : Throughout, Corridors*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Throughout, Corridors*

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

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Throughout*

Exposed Concrete      30%   Now      \$881,700      LIFE      \* \*      5      \$39,500

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

*Location : 10th Floor*

*Staining/Discoloring, Extent : Moderate, Area Affected : 15%*

*Location : 10th Floor*

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

*Location : Stair D To Roof, 10th Floor*

Gypsum Board      5%   0-2      \$23,100      LIFE      \* \*      5      \$52,700

*Cracking/Crumbling, Extent : Light, Area Affected : 12%*

*Location : Throughout*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete      100%      2041      \* \*

## Parking/Driveway

Cast in Place Concrete      100%      2033      \* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw      100%      2048      \* \*      5      \$2,200

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

*Location : Electrical Room*

*Explanation : 4,000 Amperes*

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

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

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

| Electrical           |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power       |   |                |                   |                    |         |                |             |                |          |
| Batteries            |   |                |                   |                    |         |                |             |                |          |
|                      | Lead/Acid   | 90%            |                   |                    | 2022    | \$1,500        | 5           | \$16,700       |          |
|                      | Lead/Acid   | 10%            |                   |                    | 2022    | \$200          | 5           | \$1,900        |          |
|                      | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                      | Location : On Roof Near Generator                       |                |                   |                    |         |                |             |                |          |
|                      | Explanation : 1,500 Kilowatt Load Bank                  |                |                   |                    |         |                |             |                |          |
| Fuel Storage         |   |                |                   |                    |         |                |             |                |          |
|                      | Day Tank  | 50%            |                   |                    | 2044    | * *            | 5           | \$46,600       |          |
|                      | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                      | Location : Roof   |                |                   |                    |         |                |             |                |          |
|                      | Explanation : One 275 Gallons                           |                |                   |                    |         |                |             |                |          |
|                      | Main Tank   | 50%            |                   |                    | 2031    | \$32,900       | 5           | \$7,400        |          |
|                      | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                      | Location : Basement                                     |                |                   |                    |         |                |             |                |          |
|                      | Explanation : One 10,000 Gallon                         |                |                   |                    |         |                |             |                |          |
| Lighting             |   |                |                   |                    |         |                |             |                |          |
| Interior Lighting    |   |                |                   |                    |         |                |             |                |          |
|                      | Fluorescent   | 85%            |                   |                    | 2033    | * *            | 10          | \$391,400      |          |
|                      | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                      | Location : Throughout                                   |                |                   |                    |         |                |             |                |          |
|                      | Explanation : Using T-12 Lamps                          |                |                   |                    |         |                |             |                |          |
|                      | 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       |          |

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

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

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

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

| Mechanical            |  | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning      |  |                   |                |                    |                |             |                |          |
| Heat Rejection        |  |                   |                |                    |                |             |                |          |
| Water Cooling Tower   | 100%   |                   |                | 2032               | **             | 2           | \$505,200      |          |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                       | Location : Roof  |                   |                |                    |                |             |                |          |
|                       | Explanation : 2 Units Installed In 2013 Same Time As Chillers In The 10th Floor.   |                   |                |                    |                |             |                |          |
| 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           |                |          |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                       | Location : Basement  |                   |                |                    |                |             |                |          |
|                       | Explanation : In Line Pressure Booster Pump For Domestic Cold Water.   |                   |                |                    |                |             |                |          |
| HW Heat Exchanger     |  |                   |                |                    |                |             |                |          |
| HTHW/HW               | 100%   |                   |                | 2048               | **             |             |                |          |
|                       | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                       | Location : Basement  |                   |                |                    |                |             |                |          |
|                       | Explanation : 2 Units  |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
|                       | Other Observation, Extent : Light, Area Affected : 90%   |                   |                |                    |                |             |                |          |
|                       | Location : 6 Units From Lower Mezzanine To 9th Floor, 4 Units From Basement To 9th Floor, 1 Unit From Basement To 10th Floor |                   |                |                    |                |             |                |          |
|                       | Explanation : 11 Units   |                   |                |                    |                |             |                |          |
| Hydraulic             | 10%  |                   |                | LIFE               | **             |             |                |          |
|                       | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                       | Location : Lm-4th Floor  |                   |                |                    |                |             |                |          |
|                       | Explanation : 2 Units  |                   |                |                    |                |             |                |          |

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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**  
**BRONX FAMILY/CRIMINAL COURT**  
**Asset # : 2058**

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

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031      |
|-----------------------|--------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022            | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|--------------------|------------------|------------------|------------------|
| 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.  
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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 HALL OF JUSTICE**  
**Asset # : 14315**

| Architecture   |  | Current Repair |           |                | Future Replacement |                | Maintenance |                | Priority |
|----------------|--|----------------|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component  | % of           | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost |          |
|                | Type   | Total          | (Years)   |                | FY                 |                | (Yrs)       |                |          |
|                |  |                |           |                |                    |                |             |                |          |
| Exterior       |  |                |           |                |                    |                |             |                |          |
| Exterior Walls |  |                |           |                |                    |                |             |                |          |
|                | Metal/Glass Curt Wall  | 63%            |           |                | LIFE               | **             | 5           | \$769,700      |          |
|                | Metal Panel  | 20%            |           |                | 2049               | **             | 5-10        | \$896,000      |          |
|                | Metal Sect. OHD  | 2%             |           |                | 2034               | **             | 5           | \$40,700       |          |
|                | Pre-Cast Concrete  | 15%            |           |                | LIFE               | **             | 5           | \$317,700      |          |
| Windows        |  |                |           |                |                    |                |             |                |          |
|                | Metal Louvers  | 10%            |           |                | 2038               | **             | 10          |                |          |
|                | No Component   | 90%            |           |                |                    |                |             |                |          |
| Parapets       |  |                |           |                |                    |                |             |                |          |
|                | Metal Panel  | 10%            |           |                | 2049               | **             | 5           | \$7,700        |          |
|                | Metal Rail   | 90%            |           |                | 2042               | **             | 5-10        | \$322,000      |          |
| Roof           |  |                |           |                |                    |                |             |                |          |
|                | IRMA/Protected Membrane  | 4%             | Now       | \$14,300       | 2034               | **             |             |                |          |
|                | Repairs in Progress, Extent : Light, Area Affected : 5%          |                |           |                |                    |                |             |                |          |
|                | Location : 7th Floor Balconies                                   |                |           |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 10%        |                |           |                |                    |                |             |                |          |
|                | Location : 10th Floor Penthouse And 7th Floor Balconies          |                |           |                |                    |                |             |                |          |
|                | Metal Panel  | 4%             |           |                | 2042               | **             | 10          | \$30,300       |          |
|                | Modified Bitumen   | 65%            |           |                | 2029               | \$3,943,600    | 10          | \$268,200      |          |
|                | Skylight, Metal/Glass  | 2%             |           |                | 2049               | **             | 10          | \$27,500       |          |
|                | Under Construction   | 25%            |           |                |                    |                |             |                |          |
|                | Other Observation, Extent : Light, Area Affected : 0%            |                |           |                |                    |                |             |                |          |
|                | Location : Ground Floor  |                |           |                |                    |                |             |                |          |
|                | Explanation : Plaza Roof Over Parking Area                       |                |           |                |                    |                |             |                |          |
| Soffits        |  |                |           |                |                    |                |             |                |          |
|                | Metal Panel  | 100%           |           |                | 2049               | **             | 5-10        |                |          |
| Interior       |  |                |           |                |                    |                |             |                |          |
| Floors         |  |                |           |                |                    |                |             |                |          |
|                | Carpet   | 30%            | 0-2       | \$454,900      | 2028               | \$4,548,700    | 3           | \$493,400      |          |
|                | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20% |                |           |                |                    |                |             |                |          |
|                | Location : 8th And 9th Floors                                    |                |           |                |                    |                |             |                |          |
|                | Cast in Place Concrete   | 10%            | 4+        | \$24,700       | LIFE               | **             | 5           | \$239,800      |          |
|                | Loose/Delam Surface, Extent : Moderate, Area Affected : 25%      |                |           |                |                    |                |             |                |          |
|                | Location : Boiler Room   |                |           |                |                    |                |             |                |          |
|                | Paint Peeling, Extent : Moderate, Area Affected : 25%            |                |           |                |                    |                |             |                |          |
|                | Location : Elevator Machine Room 1004                            |                |           |                |                    |                |             |                |          |
|                | Ceramic Tile   | 5%             |           |                | 2038               | **             | 5           | \$54,800       |          |
|                | Granite Panels   | 15%            |           |                | LIFE               | **             | 5           | \$123,300      |          |
|                | Steel Plate  | 5%             |           |                | LIFE               | **             | 1           |                |          |
|                | Other Observation, Extent : Light, Area Affected : 100%          |                |           |                |                    |                |             |                |          |
|                | Location : Stairwells  |                |           |                |                    |                |             |                |          |
|                | Explanation : This Is Actually Stainless Steel Treads And Risers |                |           |                |                    |                |             |                |          |
|                | Terrazzo   | 30%            |           |                | LIFE               | **             | 5           | \$257,000      |          |
|                | Vinyl Tile   | 5%             |           |                | 2034               | **             | 3           | \$27,400       |          |

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

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

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

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

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

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

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

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

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

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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 HALL OF JUSTICE**  
**Asset # : 14315**

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

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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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



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

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

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

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

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

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

| 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

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**

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

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

| Electrical           |                             | Current Repair |                   | Future Replacement  |         | Maintenance    |             |                |          |
|----------------------|-----------------------------|----------------|-------------------|---|---------|----------------|-------------|----------------|----------|
| System               | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                             |                |                   |   |         |                |             |                |          |
|                      | Interior Lighting           |                |                   |   |         |                |             |                |          |
|                      | Fluorescent                 | 60%            |                   |   | 2030    | \$1,068,700    | 10          | \$55,000       |          |
|                      |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%         |         |                |             |                |          |
|                      |                             |                |                   | Location : Throughout The Building                              |         |                |             |                |          |
|                      |                             |                |                   | Explanation : T-8 Lamps   |         |                |             |                |          |
|                      | Fluorescent                 | 40%            |                   |   | 2030    | \$712,400      | 10          | \$36,700       |          |
|                      |                             |                |                   | Compact Fluorescent Light, Extent : Light, Area Affected : 100% |         |                |             |                |          |
|                      |                             |                |                   | Location : Throughout The Building                              |         |                |             |                |          |
| Egress Lighting      |                             |                |                   |   |         |                |             |                |          |
|                      | Emergency, Service          | 50%            |                   |   | 2030    | \$26,600       | 1           |                |          |
|                      | Exit, LED                   | 20%            |                   |   | 2065    | * *            | 1           |                |          |
|                      | Exit, Service               | 30%            |                   |   | 2030    | \$10,800       | 1           |                |          |
| Exterior Lighting    |                             |                |                   |   |         |                |             |                |          |
|                      | LED                         | 30%            |                   |   | 2038    | * *            |             |                |          |
|                      | No Component                | 70%            |                   |   |         |                |             |                |          |
| Alarm                |                             |                |                   |   |         |                |             |                |          |
|                      | Security System             |                |                   |   |         |                |             |                |          |
|                      | No Component                | 70%            |                   |   |         |                |             |                |          |
|                      | Generic                     | 30%            |                   |   | 2030    | \$98,300       | 1           | \$11,200       |          |
| Fire/Smoke Detection |                             |                |                   |   |         |                |             |                |          |
|                      | No Component                | 70%            |                   |   |         |                |             |                |          |
|                      | Generic, Digital            | 30%            |                   |   | 2030    | \$336,600      | 1-3         | \$18,500       |          |
| Mechanical           |                             | Current Repair |                   | Future Replacement  |         | Maintenance    |             |                |          |
| System               | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost  | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                             |                |                   |   |         |                |             |                |          |
|                      | Energy Source               |                |                   |   |         |                |             |                |          |
|                      | Interruptible Gas/Dual Fuel | 100%           |                   |   | 2050    | * *            | 1           |                |          |
|                      |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%         |         |                |             |                |          |
|                      |                             |                |                   | Location : Basement Vault                                       |         |                |             |                |          |
|                      |                             |                |                   | Explanation : One 6,000 Gallon Tank                             |         |                |             |                |          |
| Conversion Equipment |                             |                |                   |   |         |                |             |                |          |
|                      | Hot Water Boiler            | 100%           | 0-2               | \$15,600  | 2043    | * *            | 1           | \$44,500       |          |
|                      |                             |                |                   | Leak Evident, Extent : Moderate, Area Affected : 5%             |         |                |             |                |          |
|                      |                             |                |                   | Location : At Sections, Boiler Room                             |         |                |             |                |          |
|                      |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%         |         |                |             |                |          |
|                      |                             |                |                   | Location : Sixth Floor Mechanical Equipment Room                |         |                |             |                |          |
|                      |                             |                |                   | Explanation : Two Dual Fuel Hot Water Boilers                   |         |                |             |                |          |
| Distribution         |                             |                |                   |   |         |                |             |                |          |
|                      | Hot Wtr Piping/Pump         | 100%           |                   |   | 2046    | * *            | 4           | \$7,400        |          |
| Terminal Devices     |                             |                |                   |   |         |                |             |                |          |
|                      | 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>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> |
| <b>Air Conditioning</b>  |                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Energy Source  |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | Electricity                 | 100%                  |                          |                       | 2046                      | **                    | 1                  |                       |                 |
| Conversion Equipment   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | 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 Rotory 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>                                      |                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | 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               |                 |
| Terminal Devices   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | Air Handler/Cool/Ht         | 95%                   |                          |                       | 2030                      | \$1,081,200           | 1                  | \$58,800              |                 |
|  | No Component                | 5%                    |                          |                       |                           |                       |                    |                       |                 |
| Heat Rejection   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | Water Cooling Tower         | 95%                   |                          |                       | 2028                      | \$365,800             | 2                  | \$95,600              |                 |
|  | No Component                | 5%                    |                          |                       |                           |                       |                    |                       |                 |
| Ventilation  |                             |                       |                          |                       |                           |                       |                    |                       |                 |
| Distribution   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | 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              |                 |
| Exhaust Fans   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | Interior                    | 90%                   |                          |                       | 2030                      | \$324,900             | 2                  | \$2,800               |                 |
|  | Roof                        | 10%                   |                          |                       | 2030                      | \$16,800              | 2                  | \$300                 |                 |
| Plumbing   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
| H/C Water Piping   |                             |                       |                          |                       |                           |                       |                    |                       |                 |
|  | 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 |                |          |
|--------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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          |          |
|                    | Not Energy Efficient, Extent : Moderate, Area Affected : 100%                                |                |                   |                |                    |                |             |                |          |
|                    | Location : Sixth Floor Mechanical Room   |                |                   |                |                    |                |             |                |          |
|                    | On Extended Life, Extent : Moderate, Area Affected : 100%                                    |                |                   |                |                    |                |             |                |          |
|                    | Location : Sixth Floor Mechanical Room   |                |                   |                |                    |                |             |                |          |
| 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        |          |
|                    | Not in Service, Extent : Moderate, Area Affected : 50%                                       |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement  |                |                   |                |                    |                |             |                |          |
| Backflow Preventer |  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2035               | * *            | 1           | \$6,100        |          |
| Fixtures           |  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                |                    |                |             |                |          |
|                    | Obsolete Fixtures, Extent : Moderate, Area Affected : 75%                                    |                |                   |                |                    |                |             |                |          |
|                    | Location : Throughout  |                |                   |                |                    |                |             |                |          |
| Vertical Transport |  |                |                   |                |                    |                |             |                |          |
| Elevators          |  |                |                   |                |                    |                |             |                |          |
|                    | Geared Traction  | 100%           |                   |                | LIFE               | * *            |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                      |                |                   |                |                    |                |             |                |          |
|                    | Location : Cellar To 10th Floor  |                |                   |                |                    |                |             |                |          |
|                    | Explanation : 6 Units. No.4 Is Out Of Service For Years. The Rest Units Are Down Frequently. |                |                   |                |                    |                |             |                |          |
| Escalators         |  |                |                   |                |                    |                |             |                |          |
|                    | Over 20' Rise  | 100%           |                   |                | LIFE               | * *            |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                      |                |                   |                |                    |                |             |                |          |
|                    | Location : Lobby To 2nd Floors   |                |                   |                |                    |                |             |                |          |
|                    | Explanation : 2 Units  |                |                   |                |                    |                |             |                |          |
| Fire Suppression   |  |                |                   |                |                    |                |             |                |          |
| Standpipe          |  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2050               | * *            | 1-5         | \$50,400       |          |
|                    | Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%                          |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement  |                |                   |                |                    |                |             |                |          |
| Sprinkler          |  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2050               | * *            | 1-2         | \$28,000       |          |
| Fire Pump          |  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2033               | * *            | 1           | \$18,700       |          |

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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** : 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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031   |
|-----------------------|------------------|------------------|
| 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> |

| EXPENSE               | FY 2022         | FY 2023        | FY 2024        | FY 2025         |
|-----------------------|-----------------|----------------|----------------|-----------------|
| 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> |



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 |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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        |          |
| Deteriorated Finish, Extent : Severe, Area Affected : 25%    |                        |                |                   |                |                    |                |             |                |          |
| Location : At Dormers And Cupola                             |                        |                |                   |                |                    |                |             |                |          |
| Dry Rot/Decay, Extent : Severe, Area Affected : 10%          |                        |                |                   |                |                    |                |             |                |          |
| Location : Dormers, Fascia Boards And Cupola                 |                        |                |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Severe, Area Affected : 50%          |                        |                |                   |                |                    |                |             |                |          |
| Location : At Dormers And Cupola                             |                        |                |                   |                |                    |                |             |                |          |
| Windows  |                        |                |                   |                |                    |                |             |                |          |
|  | Aluminum               | 95%            |                   |                | 2046               | **             | 5           | \$800          |          |
|  | Wood                   | 5%             | Now               | \$1,200        | 2055               | **             | 5           | \$200          |          |
| Dry Rot/Decay, Extent : Severe, Area Affected : 25%          |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| Thermally Inefficient, Extent : Severe, Area Affected : 100% |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| Split/Cracked, Extent : Severe, Area Affected : 50%          |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| 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        |
| Water Penetration, Extent : Severe, Area Affected : 20%      |                        |                |                   |                |                    |                |             |                |          |
| Location : At Junction Of Carriage House, Meeting Room B     |                        |                |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%          |                        |                |                   |                |                    |                |             |                |          |
| Location : Over Meeting Room B                               |                        |                |                   |                |                    |                |             |                |          |
|  | Built-Up (BUR)         | 5%             |                   |                | 2030               | \$19,200       | 10          | \$1,300        |          |
|  | Copper/Terne           | 40%            | Now               | \$45,600       | 2045               | **             |             |                |          |
| Corrosion/Rusting, Extent : Severe, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Lower Roofs                                       |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Over Attic Office                                 |                        |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 20%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Various Metal Roofs                               |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Coated With Liquid Membrane                    |                        |                |                   |                |                    |                |             |                |          |
|  | Metal Panel            | 25%            | Now               | \$15,900       | 2035               | **             |             |                | 1        |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Over Carriage House                               |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 20%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Over Carriage House                               |                        |                |                   |                |                    |                |             |                |          |
|  | Roll Roofing           | 15%            |                   |                | 2026               | \$17,500       | 5           | \$6,500        |          |
|  | Skylight, Metal/Glass  | 5%             |                   |                | 2040               | **             | 10          | \$4,400        |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

| Architecture   |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |                        |                |                   |                |                    |                |             |                |          |
| Soffits  |                        |                |                   |                |                    |                |             |                |          |
|  | Masonry: 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        |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
|  | Ceramic Tile           | 5%             |                   |                | 2039               | **             | 5           | \$1,100        |          |
|  | Vinyl Tile             | 40%            | Now               | \$82,600       | 2040               | **             | 3           | \$3,400        |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 5% |                        |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor   |                        |                |                   |                |                    |                |             |                |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 10%     |                        |                |                   |                |                    |                |             |                |          |
| Location : Second Floor And Attic                            |                        |                |                   |                |                    |                |             |                |          |
|  | 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          |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Moderate, Area Affected : 50%        |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| 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        |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%     |                        |                |                   |                |                    |                |             |                |          |
| Location : Carriage House And Meeting Room B                 |                        |                |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Severe, Area Affected : 15%          |                        |                |                   |                |                    |                |             |                |          |
| Location : Basement  |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 25%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Carriage House And Meeting Room B                 |                        |                |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                        |                |                   |                |                    |                |             |                |          |
| Location : White Plains Road                                 |                        |                |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

| 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 |

## 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    |          |  |
|-----------------------|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| 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 | 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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

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

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BRONX NEIGHBORHOOD GOVERNMENT BUILDING**  
**Asset # : 13869**

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

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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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031     |
|-----------------------|------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024          | FY 2025         |
|-----------------------|------------------|-----------------|------------------|-----------------|
| 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.  
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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 BOROUGH HALL**  
**Asset # : 2035**

| 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       |  |                |                   |                |                    |                |             |                |          |
| 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       |          |
| Interior       |  |                |                   |                |                    |                |             |                |          |
| Floors         |  |                |                   |                |                    |                |             |                |          |
|                | Carpet   | 30%            | 4+                | \$35,500       | 2024               | \$355,100      | 3           | \$35,500       |          |
|                | Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2% |                |                   |                |                    |                |             |                |          |
|                | Location : 4th Floor Office                                  |                |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                | Deteriorated Finish, Extent : Light, Area Affected : 40%     |                |                   |                |                    |                |             |                |          |
|                | Location : Ground Floor At Mechanical Room                   |                |                   |                |                    |                |             |                |          |
| 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        |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                |                   |                |                    |                |             |                |          |
|                | Location : Third Floor Corridor                              |                |                   |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 10%    |                |                   |                |                    |                |             |                |          |
|                | Location : Third Floor Corridor                              |                |                   |                |                    |                |             |                |          |
|                | Plaster  | 15%            |                   |                | LIFE               | **             | 5           | \$6,100        |          |
|                | Plaster  | 75%            |                   |                | LIFE               | **             | 5           | \$30,300       |          |
| Site Enclosure |  |                |                   |                |                    |                |             |                |          |
| Fence/Gates    |  |                |                   |                |                    |                |             |                |          |
|                | Iron Picket  | 100%           | Now               | \$1,200        | 2048               | **             |             |                |          |
|                | Broken/Missing Elements, Extent : Light, Area Affected : 5%  |                |                   |                |                    |                |             |                |          |
|                | Location : East Side Of Building                             |                |                   |                |                    |                |             |                |          |
| Site Pavements |  |                |                   |                |                    |                |             |                |          |

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

| 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 |

## Site Pavements

## On-Site Walkways

Masonry: Granite

75% 4+ \$46,500 LIFE \*\*

*Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%**Location : Throughout*

Pavers/Stone

25% Now \$75,200 2031 \$250,800

*Cracking/Crumbling, Extent : Moderate, Area Affected : 30%**Location : Marble Steps At Entrance**Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%**Location : Marble Steps At Entrance*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100% 2038 \*\* 5 \$200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,000 Ampere Main Disconnect Switch*

## 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

*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 BOROUGH HALL**  
**Asset # : 2035**

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

## 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

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

## 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

100%

Now

\$600

2038

\* \*

4

\$2,800

Pipe/Pump

*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**

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

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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** : **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.*

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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**

| 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  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 5%         | Now               | \$171,000      | LIFE               | **             | 5           | \$139,900      |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%    |            |                   |                |                    |                |             |                |          |
| Location : Emergency Generator Area                           |            |                   |                |                    |                |             |                |          |
| Exposed Reinforcement, Extent : Light, Area Affected : 2%     |            |                   |                |                    |                |             |                |          |
| Location : Emergency Generator Area                           |            |                   |                |                    |                |             |                |          |
| Copper/Terne  | 2%         |                   |                | 2051               | **             | 10          | \$26,200       |          |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |          |
| Location : Throughout   |            |                   |                |                    |                |             |                |          |
| Explanation : Decorative Metal Panels                         |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 11%        | Now               | \$402,400      | LIFE               | **             | 5           | \$61,600       |          |
| Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : At Roof Exits                                      |            |                   |                |                    |                |             |                |          |
| Vertical Cracks, Extent : Light, Area Affected : 5%           |            |                   |                |                    |                |             |                |          |
| Location : Walls Around Roof Areas Over 12th Floor            |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |          |
| Location : Ladies Locker Room In Cell Area                    |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 21%        |                   |                | LIFE               | **             | 5           | \$235,000      |          |
| Masonry: Granite  | 10%        | Now               | \$358,500      | LIFE               | **             | 5           | \$42,000       |          |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 20% |            |                   |                |                    |                |             |                |          |
| Location : At Grade Level                                     |            |                   |                |                    |                |             |                |          |
| Vertical Cracks, Extent : Moderate, Area Affected : 2%        |            |                   |                |                    |                |             |                |          |
| Location : South Facade                                       |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 2%         | 2-4               | \$529,900      | LIFE               | **             | 5           | \$8,400        |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 3%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout   |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone  | 49%        |                   |                | LIFE               | **             | 5           | \$411,300      |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 50%        | Now               | \$2,031,700    | 2056               | **             | 5           | \$22,400       |          |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 50% |            |                   |                |                    |                |             |                |          |
| Location : Courtyard Windows                                  |            |                   |                |                    |                |             |                |          |
| Unit Inoperable, Extent : Severe, Area Affected : 35%         |            |                   |                |                    |                |             |                |          |
| Location : Courtyard Windows                                  |            |                   |                |                    |                |             |                |          |
| Bronze/Brass  | 5%         |                   |                | 2039               | **             | 5           | \$28,000       |          |
| Steel   | 35%        |                   |                | 2039               | **             | 5           | \$391,600      |          |
| Steel   | 10%        |                   |                | 2039               | **             | 5           | \$111,900      |          |
| Other Observation, Extent : Light, Area Affected : 100%       |            |                   |                |                    |                |             |                |          |
| Location : Street Level                                       |            |                   |                |                    |                |             |                |          |
| Explanation : Protective Metal Grilles                        |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 90%        | Now               | \$13,500       | LIFE               | **             | 5           | \$10,800       |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%      |            |                   |                |                    |                |             |                |          |
| Location : 7th Floor Roof                                     |            |                   |                |                    |                |             |                |          |
| 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 |                |           |
|--------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|-----------|
| 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               |                | * *         |                |           |
|              |                        | Deformed/Dented, Extent : Moderate, Area Affected : 25%                  |                   |                |                    |                |             |                |           |
|              |                        | Location : Over 12th Floor   |                   |                |                    |                |             |                |           |
|              |                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |           |
|              |                        | Location : 12th Floor Roof, Drain To Basement                            |                   |                |                    |                |             |                |           |
|              |                        | Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%             |                   |                |                    |                |             |                |           |
|              |                        | Location : North West Corner - 12th Floor                                |                   |                |                    |                |             |                |           |
|              |                        | Seams Open/Split, Extent : Moderate, Area Affected : 15%                 |                   |                |                    |                |             |                |           |
|              |                        | Location : At Recent Patches   |                   |                |                    |                |             |                |           |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 10%                |                   |                |                    |                |             |                |           |
|              |                        | Location : Near Electrical Room In Basement                              |                   |                |                    |                |             |                |           |
|              | Modified Bitumen       | 40%  | Now               | \$106,200      | 2031               | \$530,800      |             |                |           |
|              |                        | Blisters, Extent : Moderate, Area Affected : 25%                         |                   |                |                    |                |             |                |           |
|              |                        | Location : Various Locations Throughout                                  |                   |                |                    |                |             |                |           |
|              |                        | Drains Clogged, Extent : Moderate, Area Affected : 10%                   |                   |                |                    |                |             |                |           |
|              |                        | Location : 11th Floor Roofs  |                   |                |                    |                |             |                |           |
|              |                        | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |           |
|              |                        | Location : Over 9th Floor Correction Officers Area                       |                   |                |                    |                |             |                |           |
|              |                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 2%            |                   |                |                    |                |             |                |           |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |           |
|              |                        | Ponding, Extent : Moderate, Area Affected : 5%                           |                   |                |                    |                |             |                |           |
|              |                        | Location : 11th Floor Roofs  |                   |                |                    |                |             |                |           |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 15%                |                   |                |                    |                |             |                |           |
|              |                        | Location : Over 9th Floor Correction Officers Area And 4th Floor Offices |                   |                |                    |                |             |                |           |
| Soffits      |                        |  |                   |                |                    |                |             |                |           |
|              | Metal Panel            | 100%   | Now               | \$11,300       | 2041               |                | * *         | 5              | \$27,100  |
|              |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 15%          |                   |                |                    |                |             |                |           |
|              |                        | Location : Parking Courtyard   |                   |                |                    |                |             |                |           |
| Interior     |                        |  |                   |                |                    |                |             |                |           |
| Floors       |                        |  |                   |                |                    |                |             |                |           |
|              | Carpet                 | 10%  | Now               | \$87,100       | 2027               | \$871,000      | 3           |                | \$94,500  |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 5%                 |                   |                |                    |                |             |                |           |
|              |                        | Location : At Enry Vestibule   |                   |                |                    |                |             |                |           |
|              | Cast in Place Concrete | 10%  |                   |                | LIFE               |                | * *         | 5              | \$275,500 |
|              | Ceramic Tile           | 5%   | Now               | \$33,100       | 2040               |                | * *         | 5              | \$15,700  |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%                  |                   |                |                    |                |             |                |           |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |           |
|              | Cork Tile              | 10%  |                   |                | 2041               |                | * *         | 5              | \$55,100  |
|              | Marble Panels          | 10%  |                   |                | LIFE               |                | * *         | 5              | \$94,500  |
|              | Terrazzo               | 10%  | 0-2               | \$63,400       | LIFE               |                | * *         | 5              | \$49,200  |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%                   |                   |                |                    |                |             |                |           |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |           |
|              | Vinyl Tile             | 45%  | Now               | \$261,100      | 2031               | \$2,610,700    | 3           |                | \$106,300 |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 15%                  |                   |                |                    |                |             |                |           |
|              |                        | Location : Throughout  |                   |                |                    |                |             |                |           |

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

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

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

## 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*

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

## 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 \$84,500 1

## Panelboards

## Fused Disc Sw

5% 2039 \* \* 5 \$300

## Molded Case Bkrs

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

## Wiring

## Braided Cloth

10% 2030 \$65,100 1

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

## Thermoplastic

90% 2051 \* \* 1

## Motor Controllers

## Locally Mounted

10% 2029 \$81,100 5 \$200

## Variable Frequency

90% 2044 \* \*

## Drive

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* 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**

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

## 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*

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

## 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

10%

2036

\* \*

1

\$16,300

Convactor/Radiator

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

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

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

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

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

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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> |



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

| 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  |                       |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                       |                |                   |                |                    |                |             |                |          |
|   | Masonry: Brick        | 10%            |                   |                | LIFE               | **             | 5           | \$108,100      |          |
|   | Masonry: Granite      | 5%             | Now               | \$173,100      | LIFE               | **             | 5           | \$20,300       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
|   | Masonry: Limestone    | 10%            | Now               | \$6,396,000    | LIFE               | **             | 5           | \$40,500       |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%  |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%    |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 20%       |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
|   | Masonry: Limestone    | 70%            |                   |                | LIFE               | **             | 5           | \$567,300      |          |
|   | Metal/Glass Curt Wall | 1%             | Now               | \$929,000      | LIFE               | **             | 5           | \$10,100       |          |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%  |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 100%  |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
|   | Stucco Cement         | 4%             |                   |                | 2051               | **             | 5           | \$54,000       |          |
| Windows   |                       |                |                   |                |                    |                |             |                |          |
|   | Aluminum              | 95%            | Now               | \$3,211,500    | 2039               | **             | 5           | \$70,700       |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%   |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 30%   |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                       |                |                   |                |                    |                |             |                |          |
|   | Steel                 | 5%             | Now               | \$421,400      | 2056               | **             | 5           | \$46,500       |          |
| Air Infiltration, Extent : Moderate, Area Affected : 100%       |                       |                |                   |                |                    |                |             |                |          |
| Location : Basement, Stairs                                     |                       |                |                   |                |                    |                |             |                |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30%       |                       |                |                   |                |                    |                |             |                |          |
| Location : Basement   |                       |                |                   |                |                    |                |             |                |          |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100%  |                       |                |                   |                |                    |                |             |                |          |
| Location : Basement   |                       |                |                   |                |                    |                |             |                |          |
| 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**

| 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           |  |                   |                    |         |                |             |                |          |
|              | 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>                           |                   |                    |         |                |             |                |          |

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

| Architecture |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior     |                        |   |                   |                |                    |                |             |                |          |
| Floors       |                        |   |                   |                |                    |                |             |                |          |
|              | Carpet                 | 5%  | Now               | \$543,700      | 2033               | * *            | 3           | \$59,000       |          |
|              |                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Carpet                 | 18%   | 0-2               | \$97,900       | 2027               | \$1,957,200    | 3           | \$212,300      |          |
|              |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Cast in Place Concrete | 5%  | Now               | \$44,300       | LIFE               | * *            | 5           | \$86,000       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              |                        | Water Penetration, Extent : Light, Area Affected : 10%            |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Ceramic Tile           | 7%  | Now               | \$115,600      | 2040               | * *            | 5           | \$27,500       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Marble Panels          | 13%   | Now               | \$401,200      | LIFE               | * *            | 5           | \$76,700       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout, Stairwells                                 |                   |                |                    |                |             |                |          |
|              | Sheet Vinyl/Rubber     | 5%  | Now               | \$1,263,900    | 2041               | * *            | 5           | \$29,500       |          |
|              |                        | Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Terrazzo               | 10%   | Now               | \$396,000      | LIFE               | * *            | 5           | \$61,400       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | Vinyl Tile             | 30%   | Now               | \$217,300      | 2031               | \$2,172,900    | 3           | \$88,500       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|              | 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 |                |          |
|----------------|------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| 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               | \$326,500  | LIFE               | **             |             |                |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout Basement And Sub-basement                |                    |                |             |                |          |
|                |                        |                |                   | Water Penetration, Extent : Moderate, Area Affected : 10%      |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                | Ceramic Tile           | 5%             | Now               | \$71,200   | 2040               | **             | 5           | \$11,900       |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                | Concrete Masonry Unit  | 2%             | 0-2               | \$22,900   | LIFE               | **             | 5           | \$3,800        |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                | Gypsum Board           | 5%             |                   |  | LIFE               | **             | 5-10        | \$40,500       |          |
|                | Masonry: Brick         | 5%             | Now               | \$50,300   | LIFE               | **             |             |                |          |
|                |                        |                |                   | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                | Masonry: Limestone     | 3%             | Now               | \$64,700   | LIFE               | **             |             |                |          |
|                |                        |                |                   | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                | Marble Panels          | 25%            | Now               | \$514,200  | LIFE               | **             |             |                |          |
|                |                        |                |                   | Broken/Missing Elements, Extent : Severe, Area Affected : 10%  |                    |                |             |                |          |
|                |                        |                |                   | Location : Basement Corridor Near Room B8                      |                    |                |             |                |          |
|                | Plaster                | 23%            |                   |  | LIFE               | **             | 5-10        | \$93,100       |          |
|                | Plaster                | 27%            | Now               | \$447,200  | LIFE               | **             | 5           | \$38,600       |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |
|                |                        |                |                   | Water Penetration, Extent : Moderate, Area Affected : 10%      |                    |                |             |                |          |
|                |                        |                |                   | Location : Throughout  |                    |                |             |                |          |

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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   |            |                   |                |         |                    |             |                |  |          |
| Ceilings   |            |                   |                |         |                    |             |                |  |          |
| AcousTileSusp.Lay-In                                       | 40%        |                   |                | 2036    | **                 | 5           | \$314,500      |  |          |
| AcousTileSusp.Lay-In                                       | 15%        | 0-2               | \$1,033,600    | 2051    | **                 | 5           | \$59,000       |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |  |          |
| Location : Corridors                                       |            |                   |                |         |                    |             |                |  |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |  |          |
| Location : Corridors                                       |            |                   |                |         |                    |             |                |  |          |
| AcousTileSusp.Lay-In                                       | 5%         |                   |                | 2048    | **                 | 5           | \$39,300       |  |          |
| Exposed Concrete   | 10%        | Now               | \$274,100      | LIFE    | **                 | 5           | \$12,300       |  |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Light, Area Affected : 10%     |            |                   |                |         |                    |             |                |  |          |
| Location : Boiler Room                                     |            |                   |                |         |                    |             |                |  |          |
| Plaster  | 20%        |                   |                | LIFE    | **                 | 5-10        | \$270,300      |  |          |
| Plaster  | 8%         | Now               | \$894,500      | LIFE    | **                 | 5           | \$39,300       |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |  |          |
| Plaster  | 2%         |                   |                | LIFE    | **                 | 5-10        | \$27,000       |  |          |
| Site Pavements   |            |                   |                |         |                    |             |                |  |          |
| Public Sidewalk  |            |                   |                |         |                    |             |                |  |          |
| Cast in Place Concrete                                     | 100%       | Now               | \$19,800       | 2036    | **                 |             |                |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout                                      |            |                   |                |         |                    |             |                |  |          |
| On-Site Walkways   |            |                   |                |         |                    |             |                |  |          |
| Cast in Place Concrete                                     | 50%        |                   |                | 2036    | **                 |             |                |  |          |
| Pavers/Stone   | 50%        |                   |                | 2034    | **                 |             |                |  |          |
| Parking/Driveway   |            |                   |                |         |                    |             |                |  |          |
| Cast in Place Concrete                                     | 100%       |                   |                | 2044    | **                 |             |                |  |          |

| 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        |            |                   |                |                    |                |             |                |          |
| Under Construction       | 100%       |                   |                |                    |                |             |                |          |
| Transformers             |            |                   |                |                    |                |             |                |          |
| Under Construction       | 100%       |                   |                |                    |                |             |                |          |
| Switchgear / Switchboard |            |                   |                |                    |                |             |                |          |
| Under Construction       | 100%       |                   |                |                    |                |             |                |          |
| Raceway                  |            |                   |                |                    |                |             |                |          |
| Under Construction       | 100%       |                   |                |                    |                |             |                |          |
| Panelboards              |            |                   |                |                    |                |             |                |          |
| Under Construction       | 100%       |                   |                |                    |                |             |                |          |

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

| Electrical  |                          | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type           | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |                |                   |                    |         |                |             |                |          |
| Wiring  |                          |                |                   |                    |         |                |             |                |          |
|   | Braided Cloth            | 10%            |                   |                    | 2030    | \$158,300      | 1           |                |          |
|   | Thermoplastic            | 70%            |                   |                    | 2051    | * *            | 1           |                |          |
|   | Under Construction       | 20%            |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%           |                          |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                              |                          |                |                   |                    |         |                |             |                |          |
| Explanation : Busway Is Under Construction                      |                          |                |                   |                    |         |                |             |                |          |
| 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       |          |
| Compact Fluorescent Light, Extent : Light, Area Affected : 100% |                          |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                              |                          |                |                   |                    |         |                |             |                |          |
|   | Fluorescent              | 20%            |                   |                    | 2026    | \$577,700      | 10          | \$85,800       |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                          |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                              |                          |                |                   |                    |         |                |             |                |          |
| Explanation : T-12 Lamps  |                          |                |                   |                    |         |                |             |                |          |
|   | Fluorescent              | 75%            |                   |                    | 2036    | * *            | 10          | \$321,900      |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                          |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                              |                          |                |                   |                    |         |                |             |                |          |
| Explanation : T-8 Lamps   |                          |                |                   |                    |         |                |             |                |          |
|   | HID                      | 1%             |                   |                    | 2036    | * *            | 10          | \$200          |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                          |                |                   |                    |         |                |             |                |          |
| Location : Lobby  |                          |                |                   |                    |         |                |             |                |          |
| Explanation : H I D Fixtures                                    |                          |                |                   |                    |         |                |             |                |          |
| 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        |          |

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

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

## 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 |  |  |

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

## Heating

## Energy Source

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

## Conversion Equipment

|  |      |  |      |    |   |           |  |  |
|--|------|--|------|----|---|-----------|--|--|
| Steam Boiler   | 100% |  | 2036 | ** | 1 | \$463,500 |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>           |      |  |      |    |   |           |  |  |
| <i>Location : Sub-basement Boiler Room</i>                               |      |  |      |    |   |           |  |  |
| <i>Explanation : 3 Units With 4 Heat Exchangers For Heating Devices.</i> |      |  |      |    |   |           |  |  |

## Distribution

|  |     |     |          |      |    |          |  |  |
|--|-----|-----|----------|------|----|----------|--|--|
| Hot Wtr Piping/Pump  | 75% |     | 2039     | **   | 4  | \$26,000 |  |  |
| Steam Piping/Pump  | 25% | 0-2 | \$10,500 | 2041 | ** |          |  |  |
| <i>Insul. Deteriorating, Extent : Moderate, Area Affected : 5%</i> |     |     |          |      |    |          |  |  |
| <i>Location : Steam And Condensate Piping. Sub-basement</i>        |     |     |          |      |    |          |  |  |

## Terminal Devices

|  |     |  |      |             |   |          |  |  |
|--|-----|--|------|-------------|---|----------|--|--|
| Air Handler  | 25% |  | 2031 | \$1,669,500 | 1 | \$72,400 |  |  |
| Convactor/Radiator   | 10% |  | 2029 | \$254,200   | 1 | \$15,100 |  |  |
| No Component   | 65% |  |      |             |   |          |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 0%</i> |     |  |      |             |   |          |  |  |
| <i>Location : Perimeter Throughout</i>                       |     |  |      |             |   |          |  |  |
| <i>Explanation : See Air Conditioning</i>                    |     |  |      |             |   |          |  |  |

## Air Conditioning

## Energy Source

|             |      |  |      |    |   |  |  |  |
|-------------|------|--|------|----|---|--|--|--|
| Electricity | 100% |  | 2039 | ** | 1 |  |  |  |
|-------------|------|--|------|----|---|--|--|--|

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

| Mechanical           |                               | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type                | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning     |                               |   |                   |                |                    |                |             |                |          |
| Conversion Equipment |                               |   |                   |                |                    |                |             |                |          |
|                      | Centrifugal, Elec Chiller     | 85%   |                   |                | 2034               | **             | 1           | \$430,500      |          |
|                      |                               | R-134a Refrigerant, Extent : Light, Area Affected : 100%<br>Location : 3 Units, Sub-basement Refrigeration Plant  |                   |                |                    |                |             |                |          |
|                      | Interior Pkg Unit - Cooling   | 10%   |                   |                | 2025               | \$1,775,700    | 2           | \$2,900        |          |
|                      |                               | R-22 Refrigerant, Extent : Light, Area Affected : 10%<br>Location : Various Locations<br>Other Observation, Extent : Light, Area Affected : 60%<br>Location : Various Locations<br>Explanation : Multiple Units |                   |                |                    |                |             |                |          |
|                      | Reciprocating Compr/Chiller   | 5%  |                   |                | 2036               | **             | 1           | \$10,900       |          |
|                      |                               | Other Observation, Extent : Light, Area Affected : 5%<br>Location : 3rd Floor<br>Explanation : Refrigerant 410a   |                   |                |                    |                |             |                |          |
| Distribution         |                               |   |                   |                |                    |                |             |                |          |
|                      | CW & CHW Wtr Pipe/Pump        | 65%   |                   |                | 2041               | **             | 4           | \$15,000       |          |
|                      | No Component                  | 35%   |                   |                |                    |                |             |                |          |
| Terminal Devices     |                               |   |                   |                |                    |                |             |                |          |
|                      | 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%   |                   |                |                    |                |             |                |          |
| Heat Rejection       |                               |   |                   |                |                    |                |             |                |          |
|                      | Air Cooled Condenser Unit     | 5%  |                   |                | 2036               | **             | 2           | \$16,300       |          |
|                      | Water Cooling Tower           | 85%   |                   |                | 2029               | \$1,531,900    | 2           | \$400,300      |          |
|                      | No Component                  | 10%   |                   |                |                    |                |             |                |          |
| Ventilation          |                               |   |                   |                |                    |                |             |                |          |
| Distribution         |                               |   |                   |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers            | 100%  |                   |                | LIFE               | **             | 2-5         | \$413,200      |          |
| Exhaust Fans         |                               |   |                   |                |                    |                |             |                |          |
|                      | Interior                      | 95%   |                   |                | 2031               | \$1,605,100    | 2           | \$13,600       |          |
|                      | Roof                          | 5%  |                   |                | 2031               | \$39,400       | 2           | \$700          |          |
| Plumbing             |                               |   |                   |                |                    |                |             |                |          |
| H/C Water Piping     |                               |   |                   |                |                    |                |             |                |          |
|                      | Brass/Copper                  | 70%   |                   |                | 2031               | \$2,478,100    | 1           |                |          |
|                      | Galvanized Steel              | 30%   |                   |                | 2029               | \$625,200      | 1           |                |          |
|                      | HW Heat Exchanger Steam Fired | 100%  | Now               | \$378,200      | 2041               | **             | 4           | \$46,300       |          |
|                      |                               | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Boiler Room<br>Explanation : 1 Of 2 Instantaneous Units Not In Service   |                   |                |                    |                |             |                |          |
| Sanitary Piping      |                               |   |                   |                |                    |                |             |                |          |
|                      | Cast Iron                     | 100%  |                   |                | LIFE               | **             | 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**  
**BROOKLYN MUNICIPAL BUILDING**  
**Asset # : 2060**

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

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Print Date : 09-Sep-2020

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

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

| <b>CAPITAL</b>        | <b>FY 2022 - 2025</b> | <b>FY 2026 - 2031</b> |
|-----------------------|-----------------------|-----------------------|
| Exterior Architecture | \$12,837,100          | \$864,300             |
| Interior Architecture | \$2,979,100           | \$4,635,600           |
| Electrical            | \$5,026,700           | \$5,868,100           |
| Mechanical            | \$16,956,900          | \$12,761,500          |
| <b>Total</b>          | <b>\$37,799,800</b>   | <b>\$24,129,500</b>   |
| Importance Code A     | \$12,837,100          | \$3,361,700           |
| Importance Code B     | \$24,962,700          | \$20,372,400          |
| Importance Code C     |                       | \$395,400             |
| <b>Total</b>          | <b>\$37,799,800</b>   | <b>\$24,129,500</b>   |

| <b>EXPENSE</b>        | <b>FY 2022</b>   | <b>FY 2023</b>   | <b>FY 2024</b>   | <b>FY 2025</b>   |
|-----------------------|------------------|------------------|------------------|------------------|
| Exterior Architecture | \$24,700         |                  |                  |                  |
| Interior Architecture | \$104,100        |                  | \$44,500         | \$77,800         |
| Electrical            | \$25,700         | \$50,300         | \$22,600         | \$22,200         |
| Mechanical            | \$266,700        | \$201,200        | \$385,600        | \$201,200        |
| Site Enclosure        | \$6,300          |                  |                  |                  |
| Site Pavements        | \$23,000         |                  |                  |                  |
| Elevators/Escalators  | \$197,800        | \$197,800        | \$197,800        | \$197,800        |
| <b>Total</b>          | <b>\$648,400</b> | <b>\$449,300</b> | <b>\$650,500</b> | <b>\$499,000</b> |
| Importance Code A     | \$89,500         | \$59,800         | \$58,300         | \$58,300         |
| Importance Code B     | \$502,400        | \$389,500        | \$592,200        | \$440,800        |
| Importance Code C     | \$56,500         |                  |                  |                  |
| <b>Total</b>          | <b>\$648,400</b> | <b>\$449,300</b> | <b>\$650,500</b> | <b>\$499,000</b> |



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

| 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       |  |                |                   |                |                    |                |             |                |          |
| Exterior Walls |  |                |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete   | 2%             | Now               | \$157,700      | LIFE               | * *            | 5           | \$43,000       | 1        |
|                | Exposed Reinforcement, Extent : Severe, Area Affected : 25%    |                |                   |                |                    |                |             |                |          |
|                | Location : Exposed Spandrel Beam At Penthouse                  |                |                   |                |                    |                |             |                |          |
|                | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20% |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Spalling, Extent : Severe, Area Affected : 25%                 |                |                   |                |                    |                |             |                |          |
|                | Location : Exposed Spandrel Beam At Penthouse                  |                |                   |                |                    |                |             |                |          |
|                | Masonry: Brick   | 10%            | Now               | \$140,600      | LIFE               | * *            | 5           | \$43,000       |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Horizontal Cracks, Extent : Moderate, Area Affected : 10%      |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone   | 73%            | Now               | \$11,152,900   | LIFE               | * *            | 5           | \$235,500      |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40% |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%      |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Staining/Discoloring, Extent : Moderate, Area Affected : 30%   |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 10%            |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Metal Panel  | 7%             | 4+                | \$46,900       | 2038               | * *            | 5           | \$56,500       |          |
|                | Deteriorated Finish, Extent : Moderate, Area Affected : 75%    |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Staining/Discoloring, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | Granite Panels   | 1%             | Now               | \$24,700       | LIFE               | * *            | 5           | \$3,200        |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                |                   |                |                    |                |             |                |          |
|                | Location : Entire 1st Floor Building Perimeter And Areaways    |                |                   |                |                    |                |             |                |          |
|                | Window Wall  | 7%             |                   |                | 2048               | * *            | 5           | \$112,900      |          |
| Windows        |  |                |                   |                |                    |                |             |                |          |
|                | Aluminum   | 41%            | Now               | \$43,400       | 2036               | * *            | 5           | \$23,900       |          |
|                | Caulking Deteriorated, Extent : Moderate, Area Affected : 25%  |                |                   |                |                    |                |             |                |          |
|                | Location : 11th Floor  |                |                   |                |                    |                |             |                |          |
|                | 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    |             |                |          |
|--------------|------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System       | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior     |                        |   |                   |                    |         |                |             |                |          |
| Parapets     |                        |   |                   |                    |         |                |             |                |          |
|              | Masonry: Brick         | 50%   | Now               | \$456,500          | LIFE    | **             | 5           | \$24,300       |          |
|              |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%  |                   |                    |         |                |             |                |          |
|              |                        | Location : Interior Face  |                   |                    |         |                |             |                |          |
|              |                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|              |                        | Location : Missing Coping Or Cap Flashing                       |                   |                    |         |                |             |                |          |
|              |                        | Vertical Cracks, Extent : Moderate, Area Affected : 5%          |                   |                    |         |                |             |                |          |
|              |                        | Location : At Various Column Enclosures                         |                   |                    |         |                |             |                |          |
|              | Masonry: Limestone     | 50%   | 2-4               | \$276,000          | LIFE    | **             | 5           | \$30,600       |          |
|              |                        | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%     |                   |                    |         |                |             |                |          |
|              |                        | Location : Throughout   |                   |                    |         |                |             |                |          |
| Roof         |                        |   |                   |                    |         |                |             |                |          |
|              | Modified Bitumen       | 100%  | 4+                | \$506,500          | 2033    | **             |             |                |          |
|              |                        | Deteriorated Finish, Extent : Light, Area Affected : 10%        |                   |                    |         |                |             |                |          |
|              |                        | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                        | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%  |                   |                    |         |                |             |                |          |
|              |                        | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                        | Water Penetration, Extent : Light, Area Affected : 10%          |                   |                    |         |                |             |                |          |
|              |                        | Location : Under Cooling Tower Area                             |                   |                    |         |                |             |                |          |
| 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       |          |
|              |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%         |                   |                    |         |                |             |                |          |
|              |                        | Location : Boiler Room  |                   |                    |         |                |             |                |          |
|              | 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       |          |
|              |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                   |                    |         |                |             |                |          |
|              |                        | Location : Record Rooms In Basement                             |                   |                    |         |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                    |         |                |             |                |          |
|              |                        | Location : Record Rooms In Basement                             |                   |                    |         |                |             |                |          |

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

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

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

| 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 |

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$1,000 2031 \$19,000

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

*Location : Bottom Of Driveway At Parking Area*

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

## Under 600 Volts

## Service Equipment

## Air Circuit Breaker

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

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

*Location : Electrical Room*

*Explanation : 2- 4,000 Amperes Siemens Power Breakers*

## Transformers

## Dry Type

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

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

*Location : Electrical Room*

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

## Switchgear / Switchboard

## Air Circuit Breaker

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

## Raceway

## Conduit

40% 2048 \* \* 1

## Conduit

60% 2028 \$380,400 1

## Panelboards

## 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

## Braided Cloth

30% 2-4 \$293,000 2053 \* \* 1

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

*Location : Upper Floors*

## Thermoplastic

50% 2048 \* \* 1

## Thermoplastic

20% 2038 \* \* 1

## Motor Controllers

## Locally Mounted

10% 2048 \* \* 5 \$400

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

*Location : Throughout*

## Locally Mounted

10% 2041 \* \* 5 \$400

## Motor Control Center

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

## Motor Control Center

40% 2026 \$460,600 5 \$6,500

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

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

*Estimates are rounded to the nearest hundred dollars.*

*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**

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 |                |          |
|----------------------|---------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type            | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                           |   |                   |                |                    |                |             |                |          |
| Distribution         |                           |   |                   |                |                    |                |             |                |          |
|                      | Hot Wtr Piping/Pump       | 30%   |                   |                | 2036               | **             | 4           | \$8,800        |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |          |
|                      |                           | Location : Sub-basement                                   |                   |                |                    |                |             |                |          |
|                      |                           | Explanation : Hot Water Is Pumped To Borough Hall         |                   |                |                    |                |             |                |          |
|                      | Steam Piping/Pump         | 70%   |                   |                | 2038               | **             |             |                |          |
| Terminal Devices     |                           |   |                   |                |                    |                |             |                |          |
|                      | Air Handler               | 60%   |                   |                | 2023               | \$5,087,000    | 1           | \$220,500      |          |
|                      | Convactor/Radiator        | 20%   |                   |                | 2026               | \$645,600      | 1           | \$38,400       |          |
|                      | Fan Coil Unit/Heat        | 20%   | Now               | \$90,300       | 2023               | \$1,806,000    | 1           | \$34,500       |          |
|                      |                           | Malfunctioning, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |          |
|                      |                           | Location : Lobby  |                   |                |                    |                |             |                |          |
|                      |                           | On Extended Life, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |          |
|                      |                           | Location : Throughout                                     |                   |                |                    |                |             |                |          |
| Air Conditioning     |                           |   |                   |                |                    |                |             |                |          |
| Energy Source        |                           |   |                   |                |                    |                |             |                |          |
|                      | Electricity               | 100%  |                   |                | 2044               | **             | 1           |                |          |
| Conversion Equipment |                           |   |                   |                |                    |                |             |                |          |
|                      | Centrifugal, Elec Chiller | 95%   |                   |                | 2031               | \$6,482,400    | 1           | \$610,800      |          |
|                      |                           | R-134a Refrigerant, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                      |                           | Location : 3 Units - Sub-basement                         |                   |                |                    |                |             |                |          |
|                      | Split Unit                | 5%  |                   |                | 2023               | \$643,500      |             |                |          |
| Distribution         |                           |   |                   |                |                    |                |             |                |          |
|                      | CW & CHW Wtr Pipe/Pump    | 100%  | Now               | \$14,700       | 2038               | **             | 4           | \$29,300       |          |
|                      |                           | Malfunctioning, Extent : Moderate, Area Affected : 26%    |                   |                |                    |                |             |                |          |
|                      |                           | Location : Sub-basement                                   |                   |                |                    |                |             |                |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |          |
|                      |                           | Location : Sub-basement                                   |                   |                |                    |                |             |                |          |
|                      |                           | Explanation : One Pump Under Repair                       |                   |                |                    |                |             |                |          |
| Terminal Devices     |                           |   |                   |                |                    |                |             |                |          |
|                      | Air Handler/Cool/Ht       | 100%  |                   |                | 2023               | \$6,762,300    | 1           | \$367,400      |          |
|                      |                           | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                      |                           | Location : Basement And Upper Floors                      |                   |                |                    |                |             |                |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                      |                           | Location : Multiple Floors                                |                   |                |                    |                |             |                |          |
|                      |                           | Explanation : More Than 120 Units                         |                   |                |                    |                |             |                |          |
| Heat Rejection       |                           |   |                   |                |                    |                |             |                |          |
|                      | Water Cooling Tower       | 100%  | Now               | \$114,400      | 2026               | \$2,288,100    | 2           | \$478,400      |          |
|                      |                           | Leak Evident, Extent : Severe, Area Affected : 30%        |                   |                |                    |                |             |                |          |
|                      |                           | Location : Both Units On Roof                             |                   |                |                    |                |             |                |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                      |                           | Location : Roof   |                   |                |                    |                |             |                |          |
|                      |                           | Explanation : 2 Units                                     |                   |                |                    |                |             |                |          |
| Ventilation          |                           |   |                   |                |                    |                |             |                |          |

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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**

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

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

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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031   |
|-----------------------|------------------|------------------|
| 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> |

| EXPENSE               | FY 2022         | FY 2023         | FY 2024         | FY 2025          |
|-----------------------|-----------------|-----------------|-----------------|------------------|
| 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.

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

## CITY HALL

## Asset # : 153

| 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               |  |                   |                |         |                    |             |                |          |  |
| Exterior Walls         |  |                   |                |         |                    |             |                |          |  |
| Masonry: Granite       | 15%  |                   |                | LIFE    | **                 | 5           | \$9,800        |          |  |
| Masonry: Limestone     | 82%  |                   |                | LIFE    | **                 | 5           | \$53,600       |          |  |
|                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |          |  |
|                        | Location : South Facade                                      |                   |                |         |                    |             |                |          |  |
| 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       |          |  |
|                        | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |         |                    |             |                |          |  |
|                        | Location : New Sub-basement                                  |                   |                |         |                    |             |                |          |  |
|                        | Explanation : Recent Construction                            |                   |                |         |                    |             |                |          |  |
| Ceramic Tile           | 5%   |                   |                | 2038    | **                 | 5           | \$4,300        |          |  |
| Mosaic Tile            | 10%  | Now               | \$120,600      | 2034    | **                 | 5           | \$10,700       |          |  |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |         |                    |             |                |          |  |
|                        | Location : Basement Corridor                                 |                   |                |         |                    |             |                |          |  |
| 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        |          |  |
|                        | Recent Construction, Extent : Light, Area Affected : 100%    |                   |                |         |                    |             |                |          |  |
|                        | Location : New Sub-basement                                  |                   |                |         |                    |             |                |          |  |
| Masonry: Brick         | 5%   |                   |                | LIFE    | **                 |             |                |          |  |
| Masonry: Fieldstone    | 5%   |                   |                | LIFE    | **                 |             |                |          |  |
| Marble Panels          | 10%  |                   |                | LIFE    | **                 |             |                |          |  |
| Plaster                | 10%  |                   |                | LIFE    | **                 | 5           | \$1,600        |          |  |
| Plaster                | 35%  |                   |                | LIFE    | **                 | 5           | \$5,600        |          |  |
| Wood                   | 15%  |                   |                | LIFE    | **                 | 5           | \$32,000       |          |  |

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

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

## CITY HALL

## Asset # : 153

| Architecture   |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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               | **             |             |                |          |
|                |                        | Recent Construction, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |          |
|                |                        | Location : New Sub-basement                                    |                   |                |                    |                |             |                |          |
|                | Exposed Struc: Wood    | 10%  |                   |                | LIFE               | **             |             |                |          |
|                |                        | Recent Repair Evident, Extent : Light, Area Affected : 25%     |                   |                |                    |                |             |                |          |
|                |                        | Location : Attic   |                   |                |                    |                |             |                |          |
|                | 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               | **             |             |                |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Pavers/Stone           | 20%  | Now               | \$140,400      | 2038               | **             |             |                |          |
|                |                        | Broken/Missing Elements, Extent : Light, Area Affected : 5%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Front Steps   |                   |                |                    |                |             |                |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |          |
|                |                        | Location : Front Steps   |                   |                |                    |                |             |                |          |
|                |                        | Other Observation, Extent : Moderate, Area Affected : 50%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Front Steps   |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Water Infiltration Into Crawl Space Below        |                   |                |                    |                |             |                |          |
|                | Parking/Driveway       |  |                   |                |                    |                |             |                |          |
|                | Pavers/Stone           | 82%  | Now               | \$131,200      | 2038               | **             |             |                |          |
|                |                        | Other Observation, Extent : Severe, Area Affected : 50%        |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Open Joints Throughout                           |                   |                |                    |                |             |                |          |
|                | 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) |          |

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

## CITY HALL

## Asset # : 153

| Electrical      |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |   |                |                   |                    |         |                |             |                |          |
|                 | Service Equipment   |                |                   |                    |         |                |             |                |          |
|                 | Fused Disc Sw   | 100%           |                   |                    | 2055    | **             | 5           | \$200          |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%         |                |                   |                    |         |                |             |                |          |
|                 | Location : Electrical Room And Roof And Rear Of Building        |                |                   |                    |         |                |             |                |          |
|                 | Explanation : One Main Service Switch Rated At 4,000 Amperes    |                |                   |                    |         |                |             |                |          |
|                 | . There Are Solar And Fuel Cell Systems Installed               |                |                   |                    |         |                |             |                |          |
|                 | 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       |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%         |                |                   |                    |         |                |             |                |          |
|                 | Location : Automatic Transfer Switch Room In Sub-basement       |                |                   |                    |         |                |             |                |          |
|                 | Explanation : Automatic Transfer Switches                       |                |                   |                    |         |                |             |                |          |
| Lighting        |   |                |                   |                    |         |                |             |                |          |
|                 | Interior Lighting   |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent   | 9%             |                   |                    | 2037    | **             | 10          | \$4,700        |          |
|                 | T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%    |                |                   |                    |         |                |             |                |          |
|                 | Location : Basement Offices                                     |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent   | 80%            |                   |                    | 2037    | **             | 10          | \$42,000       |          |
|                 | Compact Fluorescent Light, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                 | Location : Throughout   |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent   | 10%            |                   |                    | 2037    | **             | 10          | \$5,300        |          |
|                 | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%    |                |                   |                    |         |                |             |                |          |
|                 | Location : Sub-basement   |                |                   |                    |         |                |             |                |          |
|                 | LED   | 1%             |                   |                    | 2037    | **             |             |                |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%         |                |                   |                    |         |                |             |                |          |
|                 | Location : Bullpen Room   |                |                   |                    |         |                |             |                |          |
|                 | Explanation : LED Lighting                                      |                |                   |                    |         |                |             |                |          |
|                 | Egress Lighting   |                |                   |                    |         |                |             |                |          |
|                 | Emergency, Service  | 45%            |                   |                    | 2037    | **             | 1           |                |          |
|                 | Emergency, Battery  | 5%             |                   |                    | 2037    | **             | 10          | \$700          |          |
|                 | Exit, LED   | 50%            |                   |                    | 2064    | **             | 1           |                |          |

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

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

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

## CITY HALL

## Asset # : 153

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                             |   |                   |                    |         |                |             |                |          |
|                  | Terminal Devices            |   |                   |                    |         |                |             |                |          |
|                  | Air Handler                 | 80%   |                   |                    | 2037    | **             | 1           | \$28,300       |          |
|                  | Convactor/Radiator          | 20%   |                   |                    | 2034    | **             | 1           | \$3,700        |          |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |          |
|                  | Energy Source               |   |                   |                    |         |                |             |                |          |
|                  | District Chilled Water      | 30%   |                   |                    | 2049    | **             | 1           |                |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 40%  |                   |                    |         |                |             |                |          |
|                  |                             | Location : 52 Chambers Street                           |                   |                    |         |                |             |                |          |
|                  |                             | Explanation : Provided From Adjacent Tweed Building     |                   |                    |         |                |             |                |          |
|                  | Electricity                 | 70%   |                   |                    | 2045    | **             | 1           |                |          |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |          |
|                  | Reciprocating Compr/Chiller | 65%   |                   |                    | 2037    | **             | 1           | \$17,300       |          |
|                  |                             | R-134a Refrigerant, Extent : Light, Area Affected : 65% |                   |                    |         |                |             |                |          |
|                  |                             | Location : 2 Sets, Basement                             |                   |                    |         |                |             |                |          |
|                  | Split Unit                  | 5%  |                   |                    | 2034    | **             |             |                |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 5%   |                   |                    |         |                |             |                |          |
|                  |                             | Location : Basement Communication Room                  |                   |                    |         |                |             |                |          |
|                  |                             | Explanation : 3 Sets                                    |                   |                    |         |                |             |                |          |
|                  | 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%   |                   |                    |         |                |             |                |          |
| Ventilation      |                             |   |                   |                    |         |                |             |                |          |
|                  | Distribution                |   |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers          | 100%  |                   |                    | LIFE    | **             | 2-5         | \$31,900       |          |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |          |
|                  | Interior                    | 95%   |                   |                    | 2034    | **             | 2           | \$1,700        |          |
|                  | Roof                        | 5%  |                   |                    | 2037    | **             | 2           | \$100          |          |
| Plumbing         |                             |   |                   |                    |         |                |             |                |          |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |          |
|                  | Brass/Copper                | 100%  |                   |                    | 2039    | **             | 1           |                |          |
|                  | HW Heat Exchanger           |   |                   |                    |         |                |             |                |          |
|                  | HTHW/HW                     | 100%  |                   |                    | 2039    | **             |             |                |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                             | Location : 52 Chambers Street                           |                   |                    |         |                |             |                |          |
|                  |                             | Explanation : Located In Adjacent Tweed Building        |                   |                    |         |                |             |                |          |

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

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025          |
|-----------------------|------------------|-----------------|-----------------|------------------|
| 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> |



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**

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

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

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

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

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

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

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

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

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

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

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

| <b>Electrical</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> |

**Lighting**

Interior Lighting  
Fluorescent

88%  
 2030 \$418,200 10 \$62,100  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-8 Lamps*

Incandescent  
LED

2%  
 10%  
 2025 \$21,100 2  
 2040 \* \*  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : First Floor*  
*Explanation : New LED Fixtures Installed On The First Floor This Year.*

**Egress Lighting**

Emergency, Service  
 Emergency, Battery  
 Exit, Service

35%  
 15%  
 50%  
 2030 \$14,400 1  
 2030 \$16,900 10 \$2,800  
 2030 \$13,900 1

**Exterior Lighting**

HID  
 Incandescent  
 No Component

18%  
 7%  
 75%  
 2030 \$56,700 10  
 2025 \$18,700 2

**Alarm****Security System**

No Component  
 Generic

80%  
 20%  
 2035 \* \* 1 \$5,800

**Fire/Smoke Detection**

No Component  
 Generic, Analog

80%  
 20%  
 2035 \* \* 1-3 \$9,500

| <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> |

**Heating****Energy Source**

Utility Steam

100%  
 2050 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : Steam From Con Edison*

**Conversion Equipment**

Pres. Reducing  
 Valve/LP Steam

100%  
 2033 \* \* 5 \$4,600

**Distribution**

Hot Wtr Piping/Pump

70% Now \$1,700 2029 \$85,300 4 \$2,700  
*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%*  
*Location : Various*

Central Plant Steam  
 Piping/Pmp

30% Now \$7,900 2030 \$396,700 4 \$1,100  
*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%*  
*Location : Various*

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

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

| Mechanical       |                           | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|---------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type            | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                           |  |                   |                    |         |                |             |                |          |
|                  | Terminal Devices          |  |                   |                    |         |                |             |                |          |
|                  | Air Handler               | 75%  | 0-2               | \$824,100          | 2040    | * *            | 1           | \$32,100       |          |
|                  |                           | Broken, Extent : Severe, Area Affected : 50%           |                   |                    |         |                |             |                |          |
|                  |                           | Location : Bottom Of Units - Extensive Corrosion       |                   |                    |         |                |             |                |          |
|                  |                           | Leak Evident, Extent : Severe, Area Affected : 20%     |                   |                    |         |                |             |                |          |
|                  |                           | Location : Bottom Of The Units, Roof                   |                   |                    |         |                |             |                |          |
|                  |                           | On Extended Life, Extent : Severe, Area Affected : 75% |                   |                    |         |                |             |                |          |
|                  |                           | Location : Roof  |                   |                    |         |                |             |                |          |
|                  | Convactor/Radiator        | 25%  | Now               | \$10,500           | 2043    | * *            | 1           | \$5,600        |          |
|                  |                           | Broken, Extent : Severe, Area Affected : 100%          |                   |                    |         |                |             |                |          |
|                  |                           | Location : All Floors                                  |                   |                    |         |                |             |                |          |
| Air Conditioning |                           |  |                   |                    |         |                |             |                |          |
|                  | Energy Source             |  |                   |                    |         |                |             |                |          |
|                  | Electricity               | 100%   |                   |                    | 2038    | * *            | 1           |                |          |
|                  | Conversion Equipment      |  |                   |                    |         |                |             |                |          |
|                  | Centrifugal, Elec Chiller | 100%   | Now               | \$88,400           | 2039    | * *            | 1           | \$75,000       |          |
|                  |                           | Malfunctioning, Extent : Severe, Area Affected : 40%   |                   |                    |         |                |             |                |          |
|                  |                           | Location : 7 Compressors, Sub-basement                 |                   |                    |         |                |             |                |          |
|                  |                           | R-22 Refrigerant, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                           | Location : Sub-basement                                |                   |                    |         |                |             |                |          |
|                  | 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       |          |
|                  |                           | Malfunctioning, Extent : Severe, Area Affected : 70%   |                   |                    |         |                |             |                |          |
|                  |                           | Location : Auto Control System, Throughout             |                   |                    |         |                |             |                |          |
|                  | Heat Rejection            |  |                   |                    |         |                |             |                |          |
|                  | Dry Cooler                | 5%   |                   |                    | 2035    | * *            | 2           | \$2,700        |          |
|                  | Water Cooling Tower       | 95%  |                   |                    | 2031    | \$281,700      | 2           | \$73,600       |          |
| Ventilation      |                           |  |                   |                    |         |                |             |                |          |
|                  | 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        |          |
| Plumbing         |                           |  |                   |                    |         |                |             |                |          |
|                  | 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**

| Mechanical         |                 | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|-----------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           | Fixtures        |   |                   |                |                    |                |             |                |          |
|                    | Generic         | 100%  |                   |                |                    |                |             |                |          |
| Vertical Transport | Elevators       |   |                   |                |                    |                |             |                |          |
|                    | Geared Traction | 100%  |                   |                | LIFE               |                | * *         |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                |                    |                |             |                |          |
|                    |                 | Location : One Unit From Sub-basement To 6th Floor, One Unit From Basement To 6th Floor |                   |                |                    |                |             |                |          |
|                    |                 | Explanation : 2 Units, 1 Unit Not Operatting  |                   |                |                    |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031      |
|-----------------------|--------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022            | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|--------------------|------------------|------------------|------------------|
| 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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 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**  
**CONCOURSE PLAZA**  
**Asset # : 13871**

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

**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**

| Architecture     |                        | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior         |                        |   |                   |                    |         |                |             |                |          |
| Floors           |                        |   |                   |                    |         |                |             |                |          |
|                  | Carpet                 | 20%   | Now               | \$1,166,700        | 2032    | **             | 3           | \$116,600      |          |
|                  |                        | Worn/Eroded, Extent : Severe, Area Affected : 100%      |                   |                    |         |                |             |                |          |
|                  |                        | Location : Throughout                                   |                   |                    |         |                |             |                |          |
|                  | 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       |          |
| Interior Walls   |                        |   |                   |                    |         |                |             |                |          |
|                  | 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    | **             |             |                |          |
| Ceilings         |                        |   |                   |                    |         |                |             |                |          |
|                  | AcousTileSusp.Lay-In   | 90%   | Now               | \$166,400          | 2035    | **             | 5           | \$174,900      |          |
|                  |                        | Water Penetration, Extent : Severe, Area Affected : 10% |                   |                    |         |                |             |                |          |
|                  |                        | Location : 10th Floor                                   |                   |                    |         |                |             |                |          |
|                  | Exposed Struc: Steel   | 5%  |                   |                    | LIFE    | **             |             |                |          |
|                  | Gypsum Board           | 5%  |                   |                    | LIFE    | **             | 5           | \$24,300       |          |
| Site Pavements   |                        |   |                   |                    |         |                |             |                |          |
| Public Sidewalk  |                        |   |                   |                    |         |                |             |                |          |
|                  | Cast in Place Concrete | 100%  |                   |                    | 2043    | **             |             |                |          |
| On-Site Walkways |                        |   |                   |                    |         |                |             |                |          |
|                  | Cast in Place Concrete | 100%  |                   |                    | 2043    | **             |             |                |          |

| Electrical               |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                   | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts          |                   |  |                   |                    |         |                |             |                |          |
|                          | Service Equipment |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw     | 100%   |                   |                    | 2040    | **             | 5           | \$1,100        |          |
|                          |                   | Other Observation, Extent : Light, Area Affected : 100%                              |                   |                    |         |                |             |                |          |
|                          |                   | Location : Electrical Room   |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : One 1,600 Ampere Main Disconnect Switch                                |                   |                    |         |                |             |                |          |
| Transformers             |                   |  |                   |                    |         |                |             |                |          |
|                          | Dry Type          | 100%   |                   |                    | 2035    | **             | 5           | \$900          |          |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%                           |                   |                    |         |                |             |                |          |
|                          |                   | Location : Mechanical Room   |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : One 112.5 Kilovolt-ampere, 480 Volts Primary - 208/120 Volts Secondary |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |                   |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw     | 100%   |                   |                    | 2040    | **             | 5           | \$1,100        |          |
| Raceway                  |                   |  |                   |                    |         |                |             |                |          |
|                          | Conduit           | 100%   |                   |                    | 2040    | **             | 1           |                |          |

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

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

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

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

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

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

**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*

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

**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*

*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**

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

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

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

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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> |



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**

| 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   |                        |                |                   |                    |         |                |             |                |          |
| 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      |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                        |                |                   |                    |         |                |             |                |          |
| Location : Throughout  |                        |                |                   |                    |         |                |             |                |          |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%         |                        |                |                   |                    |         |                |             |                |          |
| Location : Penthouse   |                        |                |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                    |         |                |             |                |          |
| Location : South Facade, Reade Street                          |                        |                |                   |                    |         |                |             |                |          |
| Explanation : Scaffolding In Place                             |                        |                |                   |                    |         |                |             |                |          |
|  | Masonry: Granite       | 3%             |                   |                    | LIFE    | **             | 5           | \$13,600       |          |
|  | Masonry: Limestone     | 2%             | Now               | \$285,900          | LIFE    | **             | 5           | \$9,100        |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                        |                |                   |                    |         |                |             |                |          |
| Location : Lintels And Sills                                   |                        |                |                   |                    |         |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%            |                        |                |                   |                    |         |                |             |                |          |
| Location : Window Sills And Lintels                            |                        |                |                   |                    |         |                |             |                |          |
| Windows  |                        |                |                   |                    |         |                |             |                |          |
|  | Aluminum               | 100%           |                   |                    | 2045    | **             | 5           | \$122,400      |          |
| Parapets   |                        |                |                   |                    |         |                |             |                |          |
|  | Cast Stone/Terra Cotta | 10%            |                   |                    | LIFE    | **             | 5           | \$8,300        |          |
| Recent Repair Evident, Extent : Light, Area Affected : 75%     |                        |                |                   |                    |         |                |             |                |          |
| Location : Main Roof   |                        |                |                   |                    |         |                |             |                |          |
|  | Masonry: Brick         | 90%            |                   |                    | LIFE    | **             | 5           | \$9,600        |          |
| Recent Repair Evident, Extent : Light, Area Affected : 75%     |                        |                |                   |                    |         |                |             |                |          |
| Location : Main Roof   |                        |                |                   |                    |         |                |             |                |          |
| Roof   |                        |                |                   |                    |         |                |             |                |          |
|  | Single Ply Membrane    | 97%            |                   |                    | 2037    | **             | 10          | \$46,000       |          |
| Recent Replace Evident, Extent : Light, Area Affected : 100%   |                        |                |                   |                    |         |                |             |                |          |
| Location : Main Roof   |                        |                |                   |                    |         |                |             |                |          |
|  | Skylight, Metal/Glass  | 3%             |                   |                    | 2039    | **             | 10          | \$4,700        |          |
| Soffits  |                        |                |                   |                    |         |                |             |                |          |
|  | Mosaic Tile            | 10%            |                   |                    | 2049    | **             | 10          |                |          |
|  | Stucco Cement          | 90%            |                   |                    | 2034    | **             | 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**  
**COURT SQUARE BUILDING 2 LAFAYETTE**  
**Asset # : 2056**

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

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

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

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

Under 600 Volts

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

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

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

| Electrical           |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                    |   |                   |                    |         |                |             |                |          |
| Interior Lighting    | Fluorescent        | 50%   |                   |                    | 2034    | * *            | 10          | \$164,400      |          |
|                      |                    | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 40%   |                   |                    | 2034    | * *            | 10          | \$131,500      |          |
|                      |                    | T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 5%  |                   |                    | 2034    | * *            | 10          | \$16,400       |          |
|                      |                    | Damaged Fixtures, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|                      | Incandescent       | 5%  |                   |                    | 2024    | \$245,600      | 2           | \$400          |          |
| Egress Lighting      |                    |   |                   |                    |         |                |             |                |          |
|                      | Emergency, Battery | 25%   |                   |                    | 2034    | * *            | 10          | \$21,600       |          |
|                      | Emergency, Battery | 25%   |                   |                    | 2029    | \$131,000      | 10          | \$21,600       |          |
|                      | Exit, LED          | 25%   |                   |                    | 2057    | * *            | 1           |                |          |
|                      | Exit, Service      | 25%   |                   |                    | 2034    | * *            | 1           |                |          |
| Exterior Lighting    |                    |   |                   |                    |         |                |             |                |          |
|                      | HID                | 15%   |                   |                    | 2029    | \$220,000      | 10          | \$200          |          |
|                      | Incandescent       | 5%  |                   |                    | 2024    | \$62,200       | 2           |                |          |
|                      | No Component       | 80%   |                   |                    |         |                |             |                |          |
| Alarm                |                    |   |                   |                    |         |                |             |                |          |
| Security System      |                    |   |                   |                    |         |                |             |                |          |
|                      | No Component       | 70%   |                   |                    |         |                |             |                |          |
|                      | Generic            | 30%   |                   |                    | 2034    | * *            | 1           | \$40,200       |          |
| Fire/Smoke Detection |                    |   |                   |                    |         |                |             |                |          |
|                      | No Component       | 65%   |                   |                    |         |                |             |                |          |
|                      | Under Construction | 35%   |                   |                    |         |                |             |                |          |

| Mechanical                      |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---------------------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                          | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                         |   |                |                   |                    |         |                |             |                |          |
| Energy Source                   | Interruptible Gas/Dual Fuel                             | 100%           |                   |                    | 2039    | * *            | 1           |                |          |
|                                 | Conversion Equipment                                    |                |                   |                    |         |                |             |                |          |
|                                 | Steam Boiler  | 100%           |                   |                    | 2034    | * *            | 1           | \$355,000      |          |
|                                 | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
| Location : Basement Boiler Room |   |                |                   |                    |         |                |             |                |          |
| Explanation : 4 Units           |   |                |                   |                    |         |                |             |                |          |
| Distribution                    |   |                |                   |                    |         |                |             |                |          |
| Steam Piping/Pump               |   | 100%           |                   |                    | 2029    | \$1,608,600    |             |                |          |
|                                 | Terminal Devices  |                |                   |                    |         |                |             |                |          |
| Convactor/Radiator              |   | 90%            |                   |                    | 2034    | * *            | 1           | \$104,200      |          |
|                                 | Fan Coil Unit/Heat                                      | 10%            |                   |                    | 2024    | \$544,800      | 1           | \$11,600       |          |

**Air Conditioning**

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

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

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

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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031   |
|-----------------------|------------------|------------------|
| 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> |

| EXPENSE               | FY 2022         | FY 2023        | FY 2024        | FY 2025        |
|-----------------------|-----------------|----------------|----------------|----------------|
| 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.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

| 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     |                       |  |                   |                |                    |                |             |                |          |
|              | Exterior Walls        |  |                   |                |                    |                |             |                |          |
|              | Masonry: Brick        | 92%  | Now               | \$202,300      | LIFE               | **             | 5           | \$19,000       |          |
|              |                       | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%             |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Loose Units, Extent : Severe, Area Affected : 3%                           |                   |                |                    |                |             |                |          |
|              |                       | Location : Window Arch, Canal Street Side                                  |                   |                |                    |                |             |                |          |
|              |                       | Spalling, Extent : Moderate, Area Affected : 5%                            |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Vegetation Growth, Extent : Moderate, Area Affected : 5%                   |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Worn/Eroded, Extent : Moderate, Area Affected : 30%                        |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout, Especially At Ground Level                          |                   |                |                    |                |             |                |          |
|              | 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        |
|              |                       | Air Infiltration, Extent : Severe, Area Affected : 30%                     |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout, Especially At Window Mounted Air Conditioning Units |                   |                |                    |                |             |                |          |
|              |                       | Broken/Missing Elements, Extent : Severe, Area Affected : 30%              |                   |                |                    |                |             |                |          |
|              |                       | Location : At Window Arches  |                   |                |                    |                |             |                |          |
|              |                       | Dry Rot/Decay, Extent : Moderate, Area Affected : 5%                       |                   |                |                    |                |             |                |          |
|              |                       | Location : At Window Arches  |                   |                |                    |                |             |                |          |
| Parapets     |                       |  |                   |                |                    |                |             |                |          |
|              | Metal Cornice         | 100%   | Now               | \$44,600       | 2056               | **             |             |                |          |
|              |                       | Corrosion/Rusting, Extent : Severe, Area Affected : 10%                    |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Deteriorated Finish, Extent : Severe, Area Affected : 100%                 |                   |                |                    |                |             |                |          |
|              |                       | Location : Painted Surfaces Peeling Throughout                             |                   |                |                    |                |             |                |          |
|              |                       | Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%              |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Other Observation, Extent : Moderate, Area Affected : 5%                   |                   |                |                    |                |             |                |          |
|              |                       | Location : Canal Street Side   |                   |                |                    |                |             |                |          |
|              |                       | Explanation : Birds Nesting Inside Corroded Sections                       |                   |                |                    |                |             |                |          |
| Roof         |                       |  |                   |                |                    |                |             |                |          |
|              | Copper/Terne          | 10%  |                   |                | 2056               | **             | 10          | \$4,300        |          |
|              | Skylight, Metal/Glass | 5%   |                   |                | 2028               | \$149,200      | 10          | \$2,900        |          |
|              |                       | Water Penetration, Extent : Moderate, Area Affected : 5%                   |                   |                |                    |                |             |                |          |
|              |                       | Location : Over Stair To Attic   |                   |                |                    |                |             |                |          |
|              | Slate                 | 85%  | Now               | \$218,000      | LIFE               | **             |             |                |          |
|              |                       | Water Penetration, Extent : Light, Area Affected : 20%                     |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              |                       | Explanation : Gray Color Tiles With Red Banding                            |                   |                |                    |                |             |                |          |

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**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

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

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

Under 600 Volts

*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**  
**EDGEWATER VILLAGE HALL**  
**Asset # : 13693**

| Electrical      |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|-----------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                      |   |                   |                |                    |                |             |                |          |
|                 | Service Equipment    |   |                   |                |                    |                |             |                |          |
|                 | Fused Disc Sw        | 100%  |                   |                | 2038               | * *            | 5           |                |          |
|                 |                      | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                 |                      | Location : 1st Floor                                      |                   |                |                    |                |             |                |          |
|                 |                      | Explanation : 400 Amperes Main Switch                     |                   |                |                    |                |             |                |          |
|                 | 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        |          |
|                 |                      | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                 |                      | Location : Throughout                                     |                   |                |                    |                |             |                |          |
|                 |                      | Explanation : T-8 Lamps                                   |                   |                |                    |                |             |                |          |
|                 | Incandescent         | 2%  |                   |                | 2028               | \$1,000        | 2           |                |          |
|                 |                      | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                 |                      | Location : 1st Floor Clinic                               |                   |                |                    |                |             |                |          |
|                 |                      | Explanation : Track Lights                                |                   |                |                    |                |             |                |          |
|                 | 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           |                |          |
|                 |                      | Damaged Fixtures, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                 |                      | Location : Outside Perimeter                              |                   |                |                    |                |             |                |          |
|                 | 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        |          |

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

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

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

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

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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 |                |          |
|----------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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      |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Masonry: Brick         | 50%  | Now               | \$565,900      | LIFE               | * *            | 5           | \$52,500       |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade  |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade And Foundation                         |                   |                |                    |                |             |                |          |
|                | Masonry: Brick         | 15%  | Now               | \$111,700      | LIFE               | * *            | 5           | \$15,700       |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                |                        | Location : Chimney   |                   |                |                    |                |             |                |          |
|                |                        | Spalling, Extent : Severe, Area Affected : 25%                 |                   |                |                    |                |             |                |          |
|                |                        | Location : Chimney   |                   |                |                    |                |             |                |          |
|                |                        | Worn/Eroded, Extent : Severe, Area Affected : 25%              |                   |                |                    |                |             |                |          |
|                |                        | Location : Chimney   |                   |                |                    |                |             |                |          |
|                | Masonry: Brownstone    | 10%  | Now               | \$234,000      | LIFE               | * *            | 5           | \$7,900        |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade  |                   |                |                    |                |             |                |          |
|                |                        | Staining/Discoloring, Extent : Severe, Area Affected : 20%     |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade  |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Severe, Area Affected : 20%        |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade And Tower Over Main Entrance Arch      |                   |                |                    |                |             |                |          |
|                | Masonry: Granite       | 10%  | Now               | \$297,700      | LIFE               | * *            | 5           | \$7,900        |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |          |
|                |                        | Location : North Facade  |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Lobby   |                   |                |                    |                |             |                |          |
| Windows        |                        |  |                   |                |                    |                |             |                |          |
|                | Wood                   | 50%  | Now               | \$36,700       | 2038               | * *            | 5           | \$20,700       | 1        |
|                |                        | Deteriorated Finish, Extent : Moderate, Area Affected : 25%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                        | Dry Rot/Decay, Extent : Severe, Area Affected : 40%            |                   |                |                    |                |             |                |          |
|                |                        | Location : Auditorium At Arch Windows                          |                   |                |                    |                |             |                |          |
|                | Wood                   | 50%  |                   |                | 2046               | * *            | 5           | \$41,500       |          |
| Parapets       |                        |  |                   |                |                    |                |             |                |          |
|                | Copper/Terne           | 10%  |                   |                | 2050               | * *            | 5           | \$500          |          |
|                | Masonry: Brownstone    | 90%  |                   |                | LIFE               | * *            | 5           | \$2,400        |          |

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

| 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  |            |                   |                |         |                    |             |                |          |  |
| Clay Tile   | 65%        | Now               | \$101,300      | 2050    | * *                |             |                |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%      |            |                   |                |         |                    |             |                |          |  |
| Location : East Facade  |            |                   |                |         |                    |             |                |          |  |
| Modified Bitumen  | 30%        |                   |                | 2035    | * *                | 10          | \$9,500        |          |  |
| Modified Bitumen  | 5%         | Now               | \$25,400       | 2040    | * *                |             |                | 1        |  |
| Drains Inad/Misposn, Extent : Severe, Area Affected : 50%       |            |                   |                |         |                    |             |                |          |  |
| Location : Roof Adjacent To Bulkhead And Over Main Entrance     |            |                   |                |         |                    |             |                |          |  |
| Ponding, Extent : Severe, Area Affected : 75%                   |            |                   |                |         |                    |             |                |          |  |
| Location : Roof Adjacent To Bulkhead And Over Main Entrance     |            |                   |                |         |                    |             |                |          |  |
| Other Observation, Extent : Severe, Area Affected : 100%        |            |                   |                |         |                    |             |                |          |  |
| Location : Roof Adjacent To Bulkhead                            |            |                   |                |         |                    |             |                |          |  |
| Explanation : Deflection Evident                                |            |                   |                |         |                    |             |                |          |  |
| 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        |          |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |          |  |
| Location : Old Caretakers Apartment                             |            |                   |                |         |                    |             |                |          |  |
| Worn/Eroded, Extent : Severe, Area Affected : 50%               |            |                   |                |         |                    |             |                |          |  |
| Location : Old Caretakers Apartment                             |            |                   |                |         |                    |             |                |          |  |
| Interior Walls  |            |                   |                |         |                    |             |                |          |  |
| Ceramic Tile  | 5%         |                   |                | 2039    | * *                | 5           | \$6,100        |          |  |
| Gypsum Board  | 15%        |                   |                | LIFE    | * *                | 5           | \$10,900       |          |  |
| Masonry: Brick  | 10%        | Now               | \$111,100      | LIFE    | * *                |             |                |          |  |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |          |  |
| Location : Basement   |            |                   |                |         |                    |             |                |          |  |
| Spalling, Extent : Moderate, Area Affected : 25%                |            |                   |                |         |                    |             |                |          |  |
| Location : Basement   |            |                   |                |         |                    |             |                |          |  |
| Plaster   | 20%        | Now               | \$68,600       | LIFE    | * *                | 5           | \$7,300        |          |  |
| Broken/Missing Elements, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |          |  |
| Location : Old Caretakers Apartment And Main Stair              |            |                   |                |         |                    |             |                |          |  |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |            |                   |                |         |                    |             |                |          |  |
| Location : Old Caretakers Apartment And Main Stair              |            |                   |                |         |                    |             |                |          |  |
| Plaster   | 35%        |                   |                | LIFE    | * *                | 5           | \$12,700       |          |  |
| Wood  | 15%        |                   |                | LIFE    | * *                | 5           | \$72,700       |          |  |

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

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

| Electrical      |                          | Current Repair   |           | Future Replacement |      | Maintenance    |       |                |          |
|-----------------|--------------------------|--|-----------|--------------------|------|----------------|-------|----------------|----------|
| System          | Component                | % of   | Fail Date | Estimated Cost     | Year | Estimated Cost | Cycle | Estimated Cost | Priority |
|                 | Type                     | Total  | (Years)   |                    | FY   |                | (Yrs) |                |          |
| Under 600 Volts |                          |  |           |                    |      |                |       |                |          |
|                 | Service Equipment        |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2040 | * *            | 5     | \$100          |          |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |           |                    |      |                |       |                |          |
|                 |                          | Location : Basement  |           |                    |      |                |       |                |          |
|                 |                          | Explanation : Main Service Switch Rated At 800 Amperes     |           |                    |      |                |       |                |          |
|                 | Switchgear / Switchboard |  |           |                    |      |                |       |                |          |
|                 | Fused Disc Sw            | 100%   |           |                    | 2040 | * *            | 5     | \$100          |          |
|                 | Raceway                  |  |           |                    |      |                |       |                |          |
|                 | Conduit                  | 100%   |           |                    | 2040 | * *            | 1     |                |          |
|                 | Panelboards              |  |           |                    |      |                |       |                |          |
|                 | Molded Case Bkrs         | 100%   |           |                    | 2038 | * *            | 5     | \$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**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

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

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

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**  
**HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER**  
**Asset # : 4167**

| Mechanical                     |   | Current Repair    |                |         | Future Replacement |             | Maintenance    |          |  |
|--------------------------------|---|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Heating                        |   |                   |                |         |                    |             |                |          |  |
| 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       |          |  |
|                                | Not Energy Efficient, Extent : Moderate, Area Affected : 60%  |                   |                |         |                    |             |                |          |  |
|                                | Location : Basement   |                   |                |         |                    |             |                |          |  |
|                                | Other Observation, Extent : Severe, Area Affected : 60%   |                   |                |         |                    |             |                |          |  |
|                                | Location : Basement   |                   |                |         |                    |             |                |          |  |
|                                | Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended For Gas Fired Modular Boilers |                   |                |         |                    |             |                |          |  |
| Steam Boiler                   | 40%   | 0-2               | \$14,700       | 2035    | * *                | 1           | \$9,200        |          |  |
|                                | Not Energy Efficient, Extent : Moderate, Area Affected : 40%  |                   |                |         |                    |             |                |          |  |
|                                | Location : Basement   |                   |                |         |                    |             |                |          |  |
|                                | Other Observation, Extent : Severe, Area Affected : 40%   |                   |                |         |                    |             |                |          |  |
|                                | Location : Basement   |                   |                |         |                    |             |                |          |  |
|                                | Explanation : 1 Unit. Outdated Heating System In The Building, System Upgrade Is Recommended For Oil Fired                  |                   |                |         |                    |             |                |          |  |
| Distribution                   |   |                   |                |         |                    |             |                |          |  |
| Central Plant Steam Piping/Pmp | 100%  | 2-4               | \$95,800       | 2040    | * *                | 4           | \$1,300        |          |  |
|                                | Other Observation, Extent : Severe, Area Affected : 100%  |                   |                |         |                    |             |                |          |  |
|                                | Location : Throughout   |                   |                |         |                    |             |                |          |  |
|                                | Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.                                       |                   |                |         |                    |             |                |          |  |
| Terminal Devices               |   |                   |                |         |                    |             |                |          |  |
| Convactor/Radiator             | 95%   | 2-4               | \$14,400       | 2035    | * *                | 1           | \$7,100        |          |  |
|                                | Other Observation, Extent : Severe, Area Affected : 30%   |                   |                |         |                    |             |                |          |  |
|                                | Location : 2nd And 3rd Floor Court Rooms  |                   |                |         |                    |             |                |          |  |
|                                | Explanation : Lack Of Heating Devices In 2nd And 3rd Floor And Court Rooms  |                   |                |         |                    |             |                |          |  |
| Unit Heater - Steam            | 5%  |                   |                | 2025    | \$5,100            | 4           | \$100          |          |  |
| Air Conditioning               |   |                   |                |         |                    |             |                |          |  |
| 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%   |                   |                |         |                    |             |                |          |  |
| Plumbing                       |   |                   |                |         |                    |             |                |          |  |
| 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**

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

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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** : 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> |



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

| 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   |            |                   |                |                    |                |             |                |          |
| Exterior Walls   |            |                   |                |                    |                |             |                |          |
| Bronze/Brass   | 1%         |                   |                | LIFE               | **             | 10          | \$33,300       |          |
| Masonry: Brick   | 10%        | Now               | \$139,300      | LIFE               | **             | 5           | \$21,300       |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%               |            |                   |                |                    |                |             |                |          |
| Location : Interior Courtyard At 3rd Floor And Window Lintels Throughout |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 69%        | Now               | \$376,600      | LIFE               | **             | 5           | \$110,200      |          |
| Staining/Discoloring, Extent : Light, Area Affected : 20%                |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%                  |            |                   |                |                    |                |             |                |          |
| Location : Entire Building Perimeter                                     |            |                   |                |                    |                |             |                |          |
| Explanation : Sidewalk Shed In Use                                       |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 20%        |                   |                | LIFE               | **             | 5           | \$63,900       |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 95%        | Now               | \$1,119,300    | 2047               | **             | 5           | \$123,300      |          |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%            |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 10%                   |            |                   |                |                    |                |             |                |          |
| Location : Street Level Windows  |            |                   |                |                    |                |             |                |          |
| Explanation : Protective Metal Grilles                                   |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%           |            |                   |                |                    |                |             |                |          |
| Location : Interior Face   |            |                   |                |                    |                |             |                |          |
| Vegetation Growth, Extent : Moderate, Area Affected : 5%                 |            |                   |                |                    |                |             |                |          |
| Location : Southwest Corner Of Main Roof                                 |            |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Light, Area Affected : 25%                         |            |                   |                |                    |                |             |                |          |
| Location : Interior Face   |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 35%                |            |                   |                |                    |                |             |                |          |
| Location : Interior Parapet Face   |            |                   |                |                    |                |             |                |          |
| Explanation : Repointing Failure   |            |                   |                |                    |                |             |                |          |
| 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 |                |          |
|----------------|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior       |                       |  |                   |                |                    |                |             |                |          |
| Roof           |                       |  |                   |                |                    |                |             |                |          |
|                | Copper/Terne          | 5%   |                   |                | 2059               | **             | 10          | \$12,200       |          |
|                | Modified Bitumen      | 28%  | Now               | \$40,200       | 2031               | \$401,900      |             |                |          |
|                |                       | Debris Present, Extent : Moderate, Area Affected : 20%         |                   |                |                    |                |             |                |          |
|                |                       | Location : Courtyard Area                                      |                   |                |                    |                |             |                |          |
|                |                       | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |          |
|                |                       | Location : Curbs In Courtyard Area                             |                   |                |                    |                |             |                |          |
|                |                       | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                |                       | Location : At Fan Curbs  |                   |                |                    |                |             |                |          |
|                | Modified Bitumen      | 65%  | Now               | \$93,300       | 2036               | **             |             |                |          |
|                |                       | Patching Evident, Extent : Moderate, Area Affected : 10%       |                   |                |                    |                |             |                |          |
|                |                       | Location : Various Areas On The South Side Of Main Roof        |                   |                |                    |                |             |                |          |
|                |                       | Water Penetration, Extent : Moderate, Area Affected : 15%      |                   |                |                    |                |             |                |          |
|                |                       | Location : North West Corner, Main Roof                        |                   |                |                    |                |             |                |          |
|                | 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       |          |
|                |                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 2%      |                   |                |                    |                |             |                |          |
|                |                       | Location : Stairs To Ninth Floor                               |                   |                |                    |                |             |                |          |
|                | 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       |          |
|                |                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 2%      |                   |                |                    |                |             |                |          |
|                |                       | Location : Electrical Room Foundation Wall                     |                   |                |                    |                |             |                |          |
|                |                       | Water Penetration, Extent : Moderate, Area Affected : 2%       |                   |                |                    |                |             |                |          |
|                |                       | Location : Electrical Room Foundation Wall                     |                   |                |                    |                |             |                |          |
|                | SGFT/Glazed Masonry   | 10%  |                   |                | LIFE               | **             | 10          | \$21,000       |          |
|                | Wood                  | 5%   |                   |                | LIFE               | **             | 5           | \$167,700      |          |

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

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

## Interior

## Ceilings

|                      |     |     |          |      |    |   |           |  |
|----------------------|-----|-----|----------|------|----|---|-----------|--|
| AcousTile,Adhered    | 10% |     |          | 2036 | ** | 5 | \$62,200  |  |
| AcousTileSusp.Lay-In | 40% | Now | \$43,600 | 2036 | ** | 5 | \$124,400 |  |

*Staining/Discoloring, Extent : Moderate, Area Affected : 2%*

*Location : Room 1020 On The 10th Floor*

*Water Penetration, Extent : Moderate, Area Affected : 2%*

*Location : Room 1020 On The 10th Floor*

|                      |     |  |  |      |    |      |           |  |
|----------------------|-----|--|--|------|----|------|-----------|--|
| 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 |  |

## Site Enclosure

## Retaining Walls

|                     |     |  |  |      |    |  |  |  |
|---------------------|-----|--|--|------|----|--|--|--|
| Masonry: Brick      | 90% |  |  | 2041 | ** |  |  |  |
| Masonry: Fieldstone | 10% |  |  | 2041 | ** |  |  |  |

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

*Location : Areaway Copings*

*Explanation : This Is Actually Granite*

## Site Pavements

## Public Sidewalk

|                        |      |     |          |      |    |  |  |  |
|------------------------|------|-----|----------|------|----|--|--|--|
| Cast in Place Concrete | 100% | Now | \$29,600 | 2036 | ** |  |  |  |
|------------------------|------|-----|----------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Various Sidewalks Adjacent To Lafayette, Hester And Worth Streets*

## On-Site Walkways

|                  |      |  |  |      |    |  |  |  |
|------------------|------|--|--|------|----|--|--|--|
| Masonry: Granite | 100% |  |  | LIFE | ** |  |  |  |
|------------------|------|--|--|------|----|--|--|--|

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

## Under 600 Volts

## Service Equipment

|               |      |  |  |      |    |   |         |  |
|---------------|------|--|--|------|----|---|---------|--|
| Fused Disc Sw | 100% |  |  | 2051 | ** | 5 | \$1,800 |  |
|---------------|------|--|--|------|----|---|---------|--|

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

*Location : Electrical Room*

*Explanation : 2 Main Service Disconnect Switches Rated At 4,000 Amperes Each.*

## Transformers

|          |      |  |  |      |    |   |         |  |
|----------|------|--|--|------|----|---|---------|--|
| Dry Type | 100% |  |  | 2044 | ** | 5 | \$1,500 |  |
|----------|------|--|--|------|----|---|---------|--|

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

*Location : Electrical Room*

*Explanation : Two 1,500 Kilovolt-ampere, 480/208/120volts*

## Switchgear / Switchboard

|                  |      |  |  |      |    |   |          |  |
|------------------|------|--|--|------|----|---|----------|--|
| Molded Case Bkrs | 100% |  |  | 2051 | ** | 5 | \$10,900 |  |
|------------------|------|--|--|------|----|---|----------|--|

## Raceway

|         |     |  |  |      |    |   |  |  |
|---------|-----|--|--|------|----|---|--|--|
| Conduit | 90% |  |  | 2051 | ** | 1 |  |  |
| Conduit | 10% |  |  | 2041 | ** | 1 |  |  |

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

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

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

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

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

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

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

| Mechanical         |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                    |   |                   |                    |         |                |             |                |          |
|                    | Storm Drain Piping |   |                   |                    |         |                |             |                |          |
|                    | Cast Iron          | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                    |                    | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                    |                    | Location : Throughout                                     |                   |                    |         |                |             |                |          |
|                    | Sump Pump(s)       |   |                   |                    |         |                |             |                |          |
|                    | Submersible        | 100%  |                   |                    | 2022    | \$14,300       | 4           | \$13,200       |          |
|                    | Sewage Ejector(s)  |   |                   |                    |         |                |             |                |          |
|                    | Electric           | 100%  | Now               | \$60,700           | 2031    | \$121,400      | 4           | \$16,500       |          |
|                    |                    | Broken, Extent : Severe, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                    |                    | Location : 1 Of 2 Pump Sets In Basement                   |                   |                    |         |                |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                    | Location : Basement                                       |                   |                    |         |                |             |                |          |
|                    |                    | Explanation : Two Units                                   |                   |                    |         |                |             |                |          |
|                    | Backflow Preventer |   |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%  | 4+                | \$2,100            | 2031    | \$107,100      | 1           | \$22,900       |          |
|                    |                    | Other Observation, Extent : Moderate, Area Affected : 50% |                   |                    |         |                |             |                |          |
|                    |                    | Location : Basement                                       |                   |                    |         |                |             |                |          |
|                    |                    | Explanation : Rusting Occuring At Piping                  |                   |                    |         |                |             |                |          |
|                    | Fixtures           |   |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                    |   |                   |                    |         |                |             |                |          |
|                    | Elevators          |   |                   |                    |         |                |             |                |          |
|                    | Geared Traction    | 100%  |                   |                    | LIFE    | **             |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                    | Location : Basement To 10th Floor                         |                   |                    |         |                |             |                |          |
|                    |                    | Explanation : 10 Units                                    |                   |                    |         |                |             |                |          |
| Fire Suppression   |                    |   |                   |                    |         |                |             |                |          |
|                    | Standpipe          |   |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%  |                   |                    | 2041    | **             | 1-5         | \$209,400      |          |
|                    | Sprinkler          |   |                   |                    |         |                |             |                |          |
|                    | No Component       | 25%   |                   |                    |         |                |             |                |          |
|                    | Generic            | 75%   |                   |                    | 2041    | **             | 1-2         | \$87,300       |          |

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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.

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* 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    |          |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| 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        |          |  |
| Vertical Cracks, Extent : Light, Area Affected : 2%             |            |                   |                |         |                    |             |                |          |  |
| Location : Freight Elevator Room In Basement                    |            |                   |                |         |                    |             |                |          |  |
| Gypsum Board  | 25%        | 4+                | \$1,400        | LIFE    | **                 | 5           | \$9,600        |          |  |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%    |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout   |            |                   |                |         |                    |             |                |          |  |
| Masonry: Brick  | 10%        |                   |                | LIFE    | **                 |             |                |          |  |
| SGFT/Glazed Masonry   | 15%        |                   |                | LIFE    | **                 |             |                |          |  |
| Ceilings  |            |                   |                |         |                    |             |                |          |  |
| AcousTileConcealSpLn  | 25%        | Now               | \$56,000       | 2033    | **                 | 5           | \$20,000       |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |          |  |
| Location : Lockers, Basement And Bathrooms                      |            |                   |                |         |                    |             |                |          |  |
| Staining/Discoloring, Extent : Light, Area Affected : 5%        |            |                   |                |         |                    |             |                |          |  |
| Location : 2nd Floor Spaces                                     |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Light, Area Affected : 5%           |            |                   |                |         |                    |             |                |          |  |
| Location : 2nd Floor Spaces                                     |            |                   |                |         |                    |             |                |          |  |
| Exposed Concrete  | 75%        | 4+                | \$66,900       | LIFE    | **                 | 5           | \$15,000       |          |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%          |            |                   |                |         |                    |             |                |          |  |
| Location : Paint Shop On 1st Floor                              |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Light, Area Affected : 2%           |            |                   |                |         |                    |             |                |          |  |
| Location : Paint Shop On 1st Floor                              |            |                   |                |         |                    |             |                |          |  |
| Site Enclosure  |            |                   |                |         |                    |             |                |          |  |
| Fence/Gates   |            |                   |                |         |                    |             |                |          |  |
| Chain Link  | 95%        | Now               | \$82,900       | 2058    | **                 |             |                |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50% |            |                   |                |         |                    |             |                |          |  |
| Location : West Side Of Building                                |            |                   |                |         |                    |             |                |          |  |
| Impact Damage, Extent : Moderate, Area Affected : 30%           |            |                   |                |         |                    |             |                |          |  |
| Location : West Side Of Building                                |            |                   |                |         |                    |             |                |          |  |
| Other Observation, Extent : Moderate, Area Affected : 50%       |            |                   |                |         |                    |             |                |          |  |
| Location : West Side Of Building                                |            |                   |                |         |                    |             |                |          |  |
| Explanation : Concrete Post Bases Are Eroding At River Edge     |            |                   |                |         |                    |             |                |          |  |
| Iron Picket   | 5%         |                   |                | 2063    | **                 |             |                |          |  |
| Retaining Walls   |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete  | 100%       |                   |                | 2063    | **                 |             |                |          |  |
| Site Pavements  |            |                   |                |         |                    |             |                |          |  |
| Public Sidewalk   |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete  | 100%       |                   |                | 2033    | **                 |             |                |          |  |

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**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$316,900 2037 \* \*

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

*Location : West Side Of Building*

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

*Location : West Side Of Building At River Edge*

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

*Location : West Side Of Building*

*Explanation : Erosion At River Edge*

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

## Under 600 Volts

## Service Equipment

## Molded Case Bkrs

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

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

*Location : Electrical Room*

*Explanation : One 2,000 Ampere Main Disconnect Switch*

## 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

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

*Location : Basement, 1st Floor*

## Molded Case Bkrs

14% 2036 \* \* 5 \$300

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

*Location : 1st And 2nd Floors*

*Explanation : Panelboards Are Old But In Satisfactory Condition*

## Molded Case Bkrs

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

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

*Location : 2nd Floor*

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

## Wiring

## Braided Cloth

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

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

*Location : Basement*

## Thermoplastic

90% 2048 \* \* 1

## Motor Controllers

## Locally Mounted

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

## Locally Mounted

50% 2041 \* \* 5 \$300

## Ground

*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**  
**KENT AVENUE SHOPS**  
**Asset # : 2037**

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

## Ground

## Grounding Devices

|         |      |  |  |  |      |    |   |         |  |
|---------|------|--|--|--|------|----|---|---------|--|
| Generic | 100% |  |  |  | LIFE | ** | 5 | \$1,300 |  |
|---------|------|--|--|--|------|----|---|---------|--|

## Lighting

## Interior Lighting

|             |      |  |  |  |      |    |    |          |  |
|-------------|------|--|--|--|------|----|----|----------|--|
| Fluorescent | 100% |  |  |  | 2033 | ** | 10 | \$78,400 |  |
|-------------|------|--|--|--|------|----|----|----------|--|

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Floors*

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

*Location : Throughout The Building*

*Explanation : Using T-8 Lamps*

## Egress Lighting

|                    |     |  |  |  |      |  |  |          |  |
|--------------------|-----|--|--|--|------|--|--|----------|--|
| Emergency, Battery | 50% |  |  |  | 2023 |  |  | \$10,300 |  |
|--------------------|-----|--|--|--|------|--|--|----------|--|

|               |     |  |  |  |      |  |   |  |  |
|---------------|-----|--|--|--|------|--|---|--|--|
| Exit, Service | 50% |  |  |  | 2023 |  | 1 |  |  |
|---------------|-----|--|--|--|------|--|---|--|--|

## Exterior Lighting

|     |      |  |  |  |      |  |    |       |  |
|-----|------|--|--|--|------|--|----|-------|--|
| HID | 100% |  |  |  | 2028 |  | 10 | \$300 |  |
|-----|------|--|--|--|------|--|----|-------|--|

## Alarm

## Security System

|         |     |  |  |  |      |    |   |          |  |
|---------|-----|--|--|--|------|----|---|----------|--|
| Generic | 50% |  |  |  | 2033 | ** | 1 | \$16,000 |  |
|---------|-----|--|--|--|------|----|---|----------|--|

|         |     |  |  |  |      |  |   |          |  |
|---------|-----|--|--|--|------|--|---|----------|--|
| Generic | 50% |  |  |  | 2028 |  | 1 | \$16,000 |  |
|---------|-----|--|--|--|------|--|---|----------|--|

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

## Heating

## Energy Source

|               |     |     |  |          |      |    |   |         |  |
|---------------|-----|-----|--|----------|------|----|---|---------|--|
| Fuel Oil No 2 | 50% | Now |  | \$84,500 | 2058 | ** | 5 | \$6,600 |  |
|---------------|-----|-----|--|----------|------|----|---|---------|--|

*Abandoned in Place, Extent : Severe, Area Affected : 100%*

*Location : Yard*

*Buried Tank(s), Extent : Moderate, Area Affected : 100%*

*Location : Yard*

*Leak Evident, Extent : Moderate, Area Affected : 5%*

*Location : Oil Supply System*

|               |     |  |  |  |      |  |   |          |  |
|---------------|-----|--|--|--|------|--|---|----------|--|
| Fuel Oil No 2 | 50% |  |  |  | 2028 |  | 5 | \$13,200 |  |
|---------------|-----|--|--|--|------|--|---|----------|--|

## Conversion Equipment

|              |      |     |  |          |      |    |   |          |  |
|--------------|------|-----|--|----------|------|----|---|----------|--|
| Steam Boiler | 100% | Now |  | \$11,200 | 2033 | ** | 1 | \$76,100 |  |
|--------------|------|-----|--|----------|------|----|---|----------|--|

*Malfunctioning, Extent : Severe, Area Affected : 5%*

*Location : Control System*

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

*Location : Basement*

*Explanation : 2 Boilers*

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

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |   |                |                   |                |                    |                |             |                |          |
|                    | Energy Source   |                |                   |                |                    |                |             |                |          |
|                    | Electricity   | 100%           |                   |                | 2044               | **             | 1           |                |          |
|                    | Conversion Equipment                                      |                |                   |                |                    |                |             |                |          |
|                    | Window/Wall Unit  | 20%            |                   |                | 2023               | \$36,100       | 1           |                |          |
|                    | No Component  | 80%            |                   |                |                    |                |             |                |          |
| Ventilation        |   |                |                   |                |                    |                |             |                |          |
|                    | 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        |          |
|                    | Noisy/Vibrating, Extent : Moderate, Area Affected : 5%    |                |                   |                |                    |                |             |                |          |
|                    | Location : Roof   |                |                   |                |                    |                |             |                |          |
| Plumbing           |   |                |                   |                |                    |                |             |                |          |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |          |
|                    | Galvanized Steel  | 100%           |                   |                | 2033               | **             | 1           |                |          |
|                    | Water Heater  |                |                   |                |                    |                |             |                |          |
|                    | Gas Fired   | 85%            | 0-2               | \$44,900       | 2028               | \$44,900       | 2           | \$800          |          |
|                    | On Extended Life, Extent : Moderate, Area Affected : 100% |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement Boiler Room                           |                |                   |                |                    |                |             |                |          |
|                    | 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          |          |
|                    | Malfunctioning, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement                                       |                |                   |                |                    |                |             |                |          |
|                    | Backflow Preventer  |                |                   |                |                    |                |             |                |          |
|                    | Generic   | 100%           |                   |                | 2028               | \$22,000       | 1           | \$5,200        |          |
|                    | Fixtures  |                |                   |                |                    |                |             |                |          |
|                    | Generic   | 100%           |                   |                |                    |                |             |                |          |
| Vertical Transport |   |                |                   |                |                    |                |             |                |          |
|                    | Elevators   |                |                   |                |                    |                |             |                |          |
|                    | Geared Traction   | 100%           |                   |                | LIFE               | **             |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%   |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement: First Floor                          |                |                   |                |                    |                |             |                |          |
|                    | Explanation : One Unit                                    |                |                   |                |                    |                |             |                |          |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |          |
|                    | Standpipe   |                |                   |                |                    |                |             |                |          |
|                    | Generic   | 100%           |                   |                | 2048               | **             | 1-5         | \$43,100       |          |

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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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022         | FY 2023          | FY 2024         | FY 2025         |
|-----------------------|-----------------|------------------|-----------------|-----------------|
| 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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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

| 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       |                        |   |                   |                |                    |                |             |                |          |
| Exterior Walls |                        |   |                   |                |                    |                |             |                |          |
|                | Copper/Terne           | 10%   |                   |                | 2048               | **             | 10          | \$27,200       |          |
|                |                        | Deformed/Dented, Extent : Light, Area Affected : 5%           |                   |                |                    |                |             |                |          |
|                |                        | Location : Roof Penthouse                                     |                   |                |                    |                |             |                |          |
|                | Masonry: Brick         | 70%   |                   |                | LIFE               | **             | 5           | \$81,200       |          |
|                |                        | Efflorescence, Extent : Moderate, Area Affected : 5%          |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                | Masonry: Granite       | 5%  | 2-4               | \$80,700       | LIFE               | **             | 5           | \$4,400        |          |
|                |                        | Caulking Deteriorated, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone     | 15%   | 0-2               | \$496,500      | LIFE               | **             | 5           | \$13,100       |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                |                        | Caulking Deteriorated, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
| Windows        |                        |   |                   |                |                    |                |             |                |          |
|                | Wood                   | 100%  |                   |                | 2036               | **             | 5           | \$229,400      |          |
| Parapets       |                        |   |                   |                |                    |                |             |                |          |
|                | Masonry: Brick         | 85%   |                   |                | LIFE               | **             | 5           | \$17,200       |          |
|                |                        | Efflorescence, Extent : Light, Area Affected : 5%             |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone     | 15%   |                   |                | LIFE               | **             | 5           | \$3,800        |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 50%  |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
| Roof           |                        |   |                   |                |                    |                |             |                |          |
|                | Clay Tile              | 25%   |                   |                | 2048               | **             | 10          | \$18,800       |          |
|                | Copper/Terne           | 5%  |                   |                | 2043               | **             | 10          | \$9,400        |          |
|                | Metal Panel            | 10%   |                   |                | 2033               | **             | 10          | \$13,800       |          |
|                |                        | Other Observation, Extent : Moderate, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Cupola   |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Painted Surface                                 |                   |                |                    |                |             |                |          |
|                | Modified Bitumen       | 50%   |                   |                | 2028               | \$599,000      | 10          | \$37,500       |          |
|                | Skylight, Metal/Glass  | 10%   |                   |                | 2048               | **             | 10          | \$25,000       |          |
| Interior       |                        |   |                   |                |                    |                |             |                |          |
| Floors         |                        |   |                   |                |                    |                |             |                |          |
|                | Carpet                 | 15%   |                   |                | 2027               | \$227,800      | 3           | \$22,800       |          |
|                | Carpet                 | 5%  |                   |                | 2029               | \$75,900       | 3           | \$7,600        |          |
|                | Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$11,100       |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |          |
|                |                        | Location : Boiler Room Basement                               |                   |                |                    |                |             |                |          |
|                | Mosaic Tile            | 10%   |                   |                | 2033               | **             | 5           | \$25,300       |          |
|                | Terrazzo               | 7%  |                   |                | LIFE               | **             | 5           | \$5,500        |          |
|                | Vinyl Tile             | 38%   |                   |                | 2028               | \$384,300      | 3           | \$19,200       |          |
|                | Vinyl Tile             | 15%   |                   |                | 2033               | **             | 3           | \$5,700        |          |
|                | Wood                   | 5%  |                   |                | 2056               | **             | 5           | \$9,500        |          |

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

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

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

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

Under 600 Volts

*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**  
**LONG ISLAND CITY COURTHOUSE**  
**Asset # : 2793**

| Electrical      |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |          |
|                 | Service Equipment        |  |                   |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%   |                   |                | 2028               | \$24,500       | 5           | \$300          |          |
|                 |                          | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                 |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Main Service Protector Rated At 1600 Amperes |                   |                |                    |                |             |                |          |
|                 | 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           |                |          |
|                 |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |          |
|                 | 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          |          |
| Ground          |                          |  |                   |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |                   |                | LIFE               | **             | 5           | \$1,000        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Connected To Main Water Pipe                 |                   |                |                    |                |             |                |          |
| Lighting        |                          |  |                   |                |                    |                |             |                |          |
|                 | Interior Lighting        |  |                   |                |                    |                |             |                |          |
|                 | Fluorescent              | 10%  |                   |                | 2033               | **             | 10          | \$6,200        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                 |                          | Location : Court Reporter Offices                          |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : T-8 Lamp                                     |                   |                |                    |                |             |                |          |
|                 | Fluorescent              | 40%  |                   |                | 2028               | \$522,600      | 10          | \$24,800       |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                 |                          | Location : Throughout The Building                         |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : T-12 Lamps                                   |                   |                |                    |                |             |                |          |
|                 | HID                      | 40%  |                   |                | 2028               | \$77,800       | 10          | \$900          |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                 |                          | Location : Court Rooms                                     |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Halogen Lamps                                |                   |                |                    |                |             |                |          |
|                 | Incandescent             | 10%  |                   |                | 2023               | \$130,700      | 2           | \$200          |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 70%     |                   |                |                    |                |             |                |          |
|                 |                          | Location : 3rd Floor Court Room                            |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Around Perimeter Of Skylight                 |                   |                |                    |                |             |                |          |

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

| Electrical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting         |   |                |                   |                    |         |                |             |                |          |
|                  | 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          |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |          |
|                  | Location : Roof Perimeter   |                |                   |                    |         |                |             |                |          |
|                  | Explanation : T-3 Halogen Lamps   |                |                   |                    |         |                |             |                |          |
|                  | No Component  | 70%            |                   |                    |         |                |             |                |          |
| Alarm            |   |                |                   |                    |         |                |             |                |          |
|                  | Security System   |                |                   |                    |         |                |             |                |          |
|                  | No Component  | 70%            |                   |                    |         |                |             |                |          |
|                  | Generic   | 30%            |                   |                    | 2028    | \$72,100       | 1           | \$7,600        |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |          |
|                  | Location : Hallways   |                |                   |                    |         |                |             |                |          |
|                  | Explanation : CCTV Surveillance Cameras   |                |                   |                    |         |                |             |                |          |
|                  | Fire/Smoke Detection  |                |                   |                    |         |                |             |                |          |
|                  | No Component  | 70%            |                   |                    |         |                |             |                |          |
|                  | Generic, Analog   | 30%            |                   |                    | 2023    | \$246,900      | 1-3         | \$12,500       |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |          |
|                  | Location : Hallways And Mechanical Rooms  |                |                   |                    |         |                |             |                |          |
|                  | Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells |                |                   |                    |         |                |             |                |          |
| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |   |                |                   |                    |         |                |             |                |          |
|                  | Energy Source   |                |                   |                    |         |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel   | 100%           |                   |                    | 2038    | * *            | 1           |                |          |
|                  | Conversion Equipment  |                |                   |                    |         |                |             |                |          |
|                  | Steam Boiler  | 100%           |                   |                    | 2033    | * *            | 1           | \$66,900       |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%                           |                |                   |                    |         |                |             |                |          |
|                  | Location : Basement Boiler Room   |                |                   |                    |         |                |             |                |          |
|                  | Explanation : 2 Low Pressure Steam Units  |                |                   |                    |         |                |             |                |          |
|                  | Distribution  |                |                   |                    |         |                |             |                |          |
|                  | Steam Piping/Pump   | 98%            |                   |                    | 2038    | * *            |             |                |          |
|                  | Steam Piping/Pump   | 2%             | 0-2               | \$100              | 2038    | * *            |             |                |          |
|                  | Leak Evident, Extent : Moderate, Area Affected : 2%                               |                |                   |                    |         |                |             |                |          |
|                  | Location : Boiler Room  |                |                   |                    |         |                |             |                |          |
|                  | Terminal Devices  |                |                   |                    |         |                |             |                |          |
|                  | Air Handler   | 60%            |                   |                    | 2023    | \$628,000      | 1           | \$25,100       |          |
|                  | Convactor/Radiator  | 40%            |                   |                    | 2041    | * *            | 1           | \$8,700        |          |
| Air Conditioning |   |                |                   |                    |         |                |             |                |          |
|                  | 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 |                |          |
|----------------------|-----------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| 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       |          |
|                      |                             |                |                   | R-134a Refrigerant, Extent : Light, Area Affected : 50%    |                    |                |             |                |          |
|                      |                             |                |                   | Location : Basement Mechanical Room                        |                    |                |             |                |          |
|                      | Interior Pkg Unit - Cooling | 15%            |                   |  | 2026               | \$417,500      | 2           | \$600          |          |
|                      |                             |                |                   | R-22 Refrigerant, Extent : Light, Area Affected : 15%      |                    |                |             |                |          |
|                      |                             |                |                   | Location : Attic   |                    |                |             |                |          |
|                      | 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       |          |
|                      |                             |                |                   | Recent Repair Evident, Extent : Light, Area Affected : 50% |                    |                |             |                |          |
|                      |                             |                |                   | Location : Penthouse Mechanical Room                       |                    |                |             |                |          |
|                      | 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          |          |
|                      |                             |                |                   | On Extended Life, Extent : Severe, Area Affected : 100%    |                    |                |             |                |          |
|                      |                             |                |                   | Location : Boiler Room                                     |                    |                |             |                |          |
|                      |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |          |
|                      |                             |                |                   | Location : Boiler Room                                     |                    |                |             |                |          |
|                      |                             |                |                   | Explanation : 30 Gallons Water Heater                      |                    |                |             |                |          |
| HW Heat Exchanger    |                             |                |                   |  |                    |                |             |                |          |
|                      | Steam Fired                 | 100%           |                   |  | 2028               | \$118,500      | 4           | \$6,700        |          |
|                      |                             |                |                   | Obsolete Equipment, Extent : Severe, Area Affected : 100%  |                    |                |             |                |          |
|                      |                             |                |                   | Location : Boiler Room                                     |                    |                |             |                |          |
|                      |                             |                |                   | Other Observation, Extent : Light, Area Affected : 100%    |                    |                |             |                |          |
|                      |                             |                |                   | Location : Boiler Room                                     |                    |                |             |                |          |
|                      |                             |                |                   | Explanation : 250 Gallons                                  |                    |                |             |                |          |
| Sanitary Piping      |                             |                |                   |  |                    |                |             |                |          |
|                      | Cast Iron                   | 100%           |                   |  | LIFE               | * *            | 1           |                |          |

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

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

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

*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.*

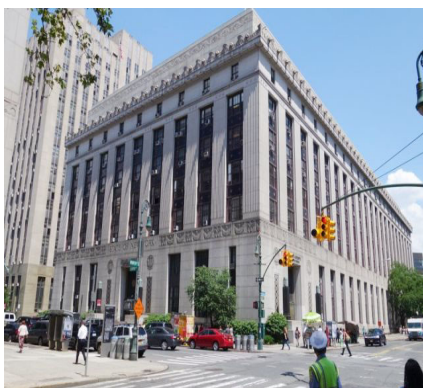
Print Date : 09-Sep-2020

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

**Asset Name** : 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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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.

Estimates are rounded to the nearest hundred dollars.

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

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



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

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

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

| 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         |                        |   |                   |                |                    |                |             |                |          |
|              | Built-Up (BUR)         | 80%   | Now               | \$2,134,800    | 2041               | **             |             |                |          |
|              |                        | Blisters, Extent : Moderate, Area Affected : 25%            |                   |                |                    |                |             |                |          |
|              |                        | Location : Over 9th Floor                                   |                   |                |                    |                |             |                |          |
|              |                        | Debris Present, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                       |                   |                |                    |                |             |                |          |
|              |                        | Water Penetration, Extent : Moderate, Area Affected : 30%   |                   |                |                    |                |             |                |          |
|              |                        | Location : Over 9th Floor                                   |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |          |
|              |                        | Location : Over 9th Floor                                   |                   |                |                    |                |             |                |          |
|              | Single Ply Membrane    | 20%   | Now               | \$62,300       | 2031               | \$622,600      |             |                |          |
|              |                        | Adhesion Failure, Extent : Moderate, Area Affected : 20%    |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout                                       |                   |                |                    |                |             |                |          |
|              |                        | Seams Open/Split, Extent : Moderate, Area Affected : 10%    |                   |                |                    |                |             |                |          |
|              |                        | Location : Lower Roof On West Side Of Building              |                   |                |                    |                |             |                |          |
| Soffits      |                        |   |                   |                |                    |                |             |                |          |
|              | Cast Stone/Terra Cotta | 100%  |                   |                | LIFE               | **             | 5           |                |          |
|              |                        | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|              |                        | Location : Car Ramp Ceiling Soffit                          |                   |                |                    |                |             |                |          |
|              |                        | Explanation : This Is Actually Guastavino Terracotta Tile   |                   |                |                    |                |             |                |          |
| Interior     |                        |   |                   |                |                    |                |             |                |          |
| Floors       |                        |   |                   |                |                    |                |             |                |          |
|              | Carpet                 | 7%  | 0-2               | \$16,300       | 2032               | **             | 3           | \$88,500       |          |
|              |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 1% |                   |                |                    |                |             |                |          |
|              |                        | Location : Second Floor                                     |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 2%          |                   |                |                    |                |             |                |          |
|              |                        | Location : Second Floor                                     |                   |                |                    |                |             |                |          |
|              | 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       |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 50%         |                   |                |                    |                |             |                |          |
|              |                        | Location : Throughout Corridors                             |                   |                |                    |                |             |                |          |

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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 |          |
| Interior        |                      |  |                   |                |                    |                |             |                |          |
| Interior Walls  |                      |  |                   |                |                    |                |             |                |          |
|                 | Ceramic Tile         | 5%   |                   |                | 2034               | **             | 5           | \$49,500       |          |
|                 |                      | Diagonal Cracks, Extent : Moderate, Area Affected : 2%       |                   |                |                    |                |             |                |          |
|                 |                      | Location : Basement  |                   |                |                    |                |             |                |          |
|                 | 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       |          |
|                 |                      | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Deteriorated Finish, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Loose/Delam Surface, Extent : Moderate, Area Affected : 20%  |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Paint Peeling, Extent : Moderate, Area Affected : 100%       |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                |                    |                |             |                |          |
|                 |                      | Location : Electrical Room On 9th Floor                      |                   |                |                    |                |             |                |          |
|                 | 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       |          |
|                 |                      | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Paint Peeling, Extent : Moderate, Area Affected : 25%        |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Staining/Discoloring, Extent : Moderate, Area Affected : 50% |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor   |                   |                |                    |                |             |                |          |
|                 |                      | Water Penetration, Extent : Moderate, Area Affected : 30%    |                   |                |                    |                |             |                |          |
|                 |                      | Location : 9th Floor Electrical Room                         |                   |                |                    |                |             |                |          |
|                 | Plaster              | 5%   |                   |                | LIFE               | **             | 5-10        | \$72,400       |          |
| Site Enclosure  |                      |  |                   |                |                    |                |             |                |          |
| Retaining Walls |                      |  |                   |                |                    |                |             |                |          |
|                 | Masonry: Brick       | 90%  |                   |                | 2041               | **             |             |                |          |
|                 | Masonry: Fieldstone  | 10%  |                   |                | 2041               | **             |             |                |          |
|                 |                      | Other Observation, Extent : Light, Area Affected : 100%      |                   |                |                    |                |             |                |          |
|                 |                      | Location : Areaway Coping Stones                             |                   |                |                    |                |             |                |          |
|                 |                      | Explanation : This Is Actually Granite                       |                   |                |                    |                |             |                |          |
| Site Pavements  |                      |  |                   |                |                    |                |             |                |          |

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

| 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 |
| Site Pavements   |                        |                |                   |                    |         |                |             |                |          |
| Public Sidewalk  |                        |                |                   |                    |         |                |             |                |          |
|  | Cast in Place Concrete | 75%            | 0-2               | \$61,500           | 2036    |                | **          |                |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 10%  |                        |                |                   |                    |         |                |             |                |          |
| Location : Baxter Street   |                        |                |                   |                    |         |                |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%       |                        |                |                   |                    |         |                |             |                |          |
| Location : Baxter Street   |                        |                |                   |                    |         |                |             |                |          |
| Tripping Hazard, Extent : Moderate, Area Affected : 10%          |                        |                |                   |                    |         |                |             |                |          |
| Location : Baxter Street   |                        |                |                   |                    |         |                |             |                |          |
|  | Under Construction     | 25%            |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%            |                        |                |                   |                    |         |                |             |                |          |
| Location : Worth Street  |                        |                |                   |                    |         |                |             |                |          |
| Explanation : Impacted Sidewalks From Ongoing Adjacent Road Work |                        |                |                   |                    |         |                |             |                |          |
| On-Site Walkways   |                        |                |                   |                    |         |                |             |                |          |
|  | Cast in Place Concrete | 50%            |                   |                    | 2036    |                | **          |                |          |
|  | Masonry: Granite       | 50%            | Now               | \$9,000            | LIFE    |                | **          |                |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%   |                        |                |                   |                    |         |                |             |                |          |
| Location : Entry Stairs  |                        |                |                   |                    |         |                |             |                |          |
| Parking/Driveway   |                        |                |                   |                    |         |                |             |                |          |
|  | Cast in Place Concrete | 100%           | 0-2               | \$5,200            | 2036    |                | **          |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%        |                        |                |                   |                    |         |                |             |                |          |
| Location : Courtyard Parking                                     |                        |                |                   |                    |         |                |             |                |          |

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

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

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

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

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

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

| Mechanical       |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |  |                |                   |                    |         |                |             |                |          |
|                  | Conversion Equipment   |                |                   |                    |         |                |             |                |          |
|                  | Pres. Reducing Valve/LP Steam  | 100%           | 0-2               | \$16,800           | 2027    | \$336,000      | 5           | \$14,800       |          |
|                  | Controller Not Working, Extent : Severe, Area Affected : 100%<br>Location : Pressure Reducing Valves In Basement<br>Other Observation, Extent : Light, Area Affected : 5%<br>Location : Sub-basement Pressure Reducing Valve Room<br>Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau Room                                    |                |                   |                    |         |                |             |                |          |
| Distribution     |  |                |                   |                    |         |                |             |                |          |
|                  | Hot Wtr Piping/Pump  | 5%             |                   |                    | 2039    | * *            | 4           | \$1,800        |          |
|                  | Steam Piping/Pump  | 95%            | Now               | \$106,600          | 2031    | \$2,131,400    |             |                |          |
|                  | Not in Service, Extent : Severe, Area Affected : 20%<br>Location : Vacuum Pump   |                |                   |                    |         |                |             |                |          |
| Terminal Devices |  |                |                   |                    |         |                |             |                |          |
|                  | Air Handler  | 5%             |                   |                    | 2036    | * *            | 1           | \$15,500       |          |
|                  | Convactor/Radiator   | 90%            | Now               | \$48,900           | 2029    | \$2,444,700    | 1           | \$130,800      |          |
|                  | On Extended Life, Extent : Light, Area Affected : 100%<br>Location : Throughout<br>Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Throughout, Newly Installed Steam Traps And Danfoss Valves<br>Other Observation, Extent : Light, Area Affected : 30%<br>Location : Sub-basement<br>Explanation : Controls Not Working |                |                   |                    |         |                |             |                |          |
|                  | 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       |          |
|                  | R-22 Refrigerant, Extent : Light, Area Affected : 5%<br>Location : Lower Roof, For Marriage Bureau   |                |                   |                    |         |                |             |                |          |
|                  | Reciprocating Compr/Chiller  | 5%             |                   |                    | 2031    | \$215,300      | 1           | \$11,600       |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Serves Print Shop.   |                |                   |                    |         |                |             |                |          |
|                  | Exterior Pkg Unit - Cooling  | 10%            |                   |                    | 2036    | * *            | 2           | \$3,100        |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : Serves 8th Floor   |                |                   |                    |         |                |             |                |          |
|                  | 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 |                |          |
|-------------------|---------------------------|----------------|--|----------------|--------------------|----------------|-------------|----------------|----------|
| System            | Component Type            | % of Total     | Fail Date (Years)  | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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       |          |
|                   |                           |                | Other Observation, Extent : Light, Area Affected : 5%                          |                |                    |                |             |                |          |
|                   |                           |                | Location : Marriage Bureau   |                |                    |                |             |                |          |
|                   |                           |                | Explanation : For Marriage Bureau  |                |                    |                |             |                |          |
|                   | No Component              | 95%            |  |                |                    |                |             |                |          |
| Heat Rejection    |                           |                |  |                |                    |                |             |                |          |
|                   | Air Cooled Condenser Unit | 15%            |  |                | 2036               | **             | 2           | \$52,200       |          |
|                   | No Component              | 85%            |  |                |                    |                |             |                |          |
|                   |                           |                | Other Observation, Extent : Light, Area Affected : 0%                          |                |                    |                |             |                |          |
|                   |                           |                | Location : Roof  |                |                    |                |             |                |          |
|                   |                           |                | Explanation : Cooling Tower Abandon In Place                                   |                |                    |                |             |                |          |
| 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        |          |
|                   |                           |                | Other Observation, Extent : Severe, Area Affected : 20%                        |                |                    |                |             |                |          |
|                   |                           |                | Location : Roof  |                |                    |                |             |                |          |
|                   |                           |                | Explanation : Fans Not Connected To Power Or Motors.                           |                |                    |                |             |                |          |
|                   | No Component              | 15%            |  |                |                    |                |             |                |          |
|                   |                           |                | Other Observation, Extent : Light, Area Affected : 0%                          |                |                    |                |             |                |          |
|                   |                           |                | Location : Basement Print Shop And Basement Electrical Equipment Rooms         |                |                    |                |             |                |          |
|                   |                           |                | Explanation : Component Accounted For Under The Cooling Section Of This Report |                |                    |                |             |                |          |
|                   | No Component              | 75%            |  |                |                    |                |             |                |          |
|                   |                           |                | Other Observation, Extent : Light, Area Affected : 0%                          |                |                    |                |             |                |          |
|                   |                           |                | Location : Throughout  |                |                    |                |             |                |          |
|                   |                           |                | Explanation : No Mechanical Ventilation  |                |                    |                |             |                |          |
| Plumbing          |                           |                |  |                |                    |                |             |                |          |
| H/C Water Piping  |                           |                |  |                |                    |                |             |                |          |
|                   | Brass/Copper              | 10%            |  |                | 2051               | **             | 1           |                |          |
|                   | Galvanized Steel          | 90%            | Now  | \$1,202,200    | 2036               | **             | 1           |                |          |
|                   |                           |                | On Extended Life, Extent : Moderate, Area Affected : 100%                      |                |                    |                |             |                |          |
|                   |                           |                | Location : Throughout  |                |                    |                |             |                |          |
|                   |                           |                | Pump(s) Malfunctioning, Extent : Severe, Area Affected : 20%                   |                |                    |                |             |                |          |
|                   |                           |                | Location : 1 Of 2 Pumps Is Not Operational In The Sub-basement.                |                |                    |                |             |                |          |
|                   |                           |                | Other Observation, Extent : Severe, Area Affected : 100%                       |                |                    |                |             |                |          |
|                   |                           |                | Location : Roof  |                |                    |                |             |                |          |
|                   |                           |                | Explanation : House Tank Serving Domestic And Stand Pipe Needs To Be Replaced  |                |                    |                |             |                |          |
| 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    |             |                |          |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                 |   |                   |                    |         |                |             |                |          |
|                    | Sanitary Piping |   |                   |                    |         |                |             |                |          |
|                    | Cast Iron       | 100%  | 2-4               | \$1,114,000        | LIFE    | **             | 1           |                |          |
|                    |                 | Blockage /Clogged, Extent : Severe, Area Affected : 30%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : Bathrooms Throughout                           |                   |                    |         |                |             |                |          |
|                    |                 | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                    |                 | Location : Throughout                                     |                   |                    |         |                |             |                |          |
| Storm Drain Piping |                 |   |                   |                    |         |                |             |                |          |
|                    | Cast Iron       | 100%  | Now               | \$105,700          | LIFE    | **             | 1           |                |          |
|                    |                 | Leak Evident, Extent : Severe, Area Affected : 10%        |                   |                    |         |                |             |                |          |
|                    |                 | Location : Balconies Causing Flooding In Basement         |                   |                    |         |                |             |                |          |
|                    |                 | On Extended Life, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                    |                 | Location : Throughout                                     |                   |                    |         |                |             |                |          |
| Sump Pump(s)       |                 |   |                   |                    |         |                |             |                |          |
|                    | Non-Submersible | 100%  | Now               | \$23,200           | 2026    | \$77,400       | 4           | \$10,600       |          |
|                    |                 | Broken, Extent : Severe, Area Affected : 20%              |                   |                    |         |                |             |                |          |
|                    |                 | Location : 1 Of 3 Pumps In Sub-basement                   |                   |                    |         |                |             |                |          |
| Backflow Preventer |                 |   |                   |                    |         |                |             |                |          |
|                    | Generic         | 100%  |                   |                    | 2031    | \$128,900      | 1           | \$30,600       |          |
| Fixtures           |                 |   |                   |                    |         |                |             |                |          |
|                    | Generic         | 100%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |          |
|                    | Elevators       |   |                   |                    |         |                |             |                |          |
|                    | Geared Traction | 100%  |                   |                    | LIFE    | **             |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : Basement To 9th Floor                          |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 10 Units - 2 Freight, 8 Passenger           |                   |                    |         |                |             |                |          |
| 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> |



*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 CIVIL COURT**  
**Asset # : 2049**

| 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       |  |                |                   |                |                    |                |             |                |          |
| Exterior Walls |  |                |                   |                |                    |                |             |                |          |
|                | Masonry: Brick   | 11%            | Now               | \$246,600      | LIFE               | **             | 5           | \$37,700       |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%   |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Spalling, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Staining/Discoloring, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Water Penetration, Extent : Moderate, Area Affected : 20%  |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |          |
|                | Location : Penthouse   |                |                   |                |                    |                |             |                |          |
|                | Explanation : Glazed Brick, Portion Of Masonry Covered With Single-Ply Roof Material To Prevent Water Penetration. |                |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone   | 45%            | Now               | \$365,400      | LIFE               | **             | 5           | \$115,700      |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%   |                |                   |                |                    |                |             |                |          |
|                | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                | Corrosion/Rusting, Extent : Moderate, Area Affected : 20%  |                |                   |                |                    |                |             |                |          |
|                | Location : Frame   |                |                   |                |                    |                |             |                |          |
|                | Marble Panels  | 2%             | 2-4               | \$65,600       | LIFE               | **             | 5           | \$5,100        |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%   |                |                   |                |                    |                |             |                |          |
|                | Location : Ground Floor Throughout   |                |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 40%   |                |                   |                |                    |                |             |                |          |
|                | Location : Inside Face   |                |                   |                |                    |                |             |                |          |
|                | Spalling, Extent : Moderate, Area Affected : 50%   |                |                   |                |                    |                |             |                |          |
|                | Location : Inside Face   |                |                   |                |                    |                |             |                |          |
|                | Worn/Eroded, Extent : Moderate, Area Affected : 50%  |                |                   |                |                    |                |             |                |          |
|                | Location : Inside Face   |                |                   |                |                    |                |             |                |          |
|                | Other Observation, Extent : Moderate, Area Affected : 100%   |                |                   |                |                    |                |             |                |          |
|                | Location : Interior Face   |                |                   |                |                    |                |             |                |          |
|                | Explanation : Glazed Brick. Portions Covered With Single-Ply Roofing Material To Prevent Water Penetration.        |                |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone   | 5%             | Now               | \$14,200       | LIFE               | **             | 5           | \$300          |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%   |                |                   |                |                    |                |             |                |          |
|                | Location : Coping  |                |                   |                |                    |                |             |                |          |
|                | 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 |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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               | **             |             |                |          |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15% |                        |                |                   |                |                    |                |             |                |          |
| Location : Penthouse   |                        |                |                   |                |                    |                |             |                |          |
| Patching Evident, Extent : Moderate, Area Affected : 5%        |                        |                |                   |                |                    |                |             |                |          |
| Location : At Vents And Drains                                 |                        |                |                   |                |                    |                |             |                |          |
| Vegetation Growth, Extent : Moderate, Area Affected : 2%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Corners   |                        |                |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%            |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| 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       |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%            |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| 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      |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 15%   |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Rooms 1121, 1127                                    |                        |                |                   |                |                    |                |             |                |          |
|  | AcousTileSusp.Lay-In   | 15%            |                   |                | 2033               | **             | 5           | \$101,300      |          |
| Staining/Discoloring, Extent : Light, Area Affected : 5%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
|  | Exposed Concrete       | 10%            | Now               | \$47,100       | LIFE               | **             | 5           | \$10,600       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 1%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Parking Garage                                      |                        |                |                   |                |                    |                |             |                |          |
|  | Plaster                | 35%            |                   |                | LIFE               | **             | 5           | \$147,800      |          |
| Site Enclosure   |                        |                |                   |                |                    |                |             |                |          |

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

| 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 |

Site Enclosure

Fence/Gates

Chain Link

25%

2048

\*\*

Iron Picket

75%

2048

\*\*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2041

\*\*

On-Site Walkways

Masonry: Granite

100%

LIFE

\*\*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2048

\*\*

5

\$1,900

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

*Location : Electrical Room*

*Explanation : 2- Main Service And 1- Bus Tie Disconnet Switches Rated At 4,000 Amperes Each*

Transformers

Dry Type

100%

2041

\*\*

5

\$1,700

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

*Location : Mechanical Room*

*Explanation : 5- 30 Kilovolt-ampere 208/120 Volts, 6-65 Kilovolt-ampere 208/240 Volts And 4-40 Kilovolt-ampere 208/240 Volts*

Switchgear / Switchboard

Air Circuit Breaker

100%

2048

\*\*

5

\$2,300

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

*Location : Electrical Room*

*Explanation : Low Voltage Power Circuit Breaker*

Raceway

Conduit

20%

2028

\$126,800

1

Conduit

80%

2048

\*\*

1

Panelboards

Fused Disc Sw

5%

2044

\*\*

5

\$500

Molded Case Bkrs

5%

2027

\$29,200

5

\$600

Molded Case Bkrs

90%

2044

\*\*

5

\$10,700

Wiring

Braided Cloth

10%

2-4

\$97,700

2053

\*\*

1

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

*Location : Throughout The Building*

Thermoplastic

90%

2048

\*\*

1

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

| Electrical      |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                      |   |                   |                    |         |                |             |                |          |
|                 | Motor Controllers    |   |                   |                    |         |                |             |                |          |
|                 | Locally Mounted      | 5%  |                   |                    | 2041    | **             | 5           | \$200          |          |
|                 | Motor Control Center | 5%  |                   |                    | 2026    | \$57,600       | 5           | \$600          |          |
|                 |                      | On Extended Life, Extent : Moderate, Area Affected : 100%       |                   |                    |         |                |             |                |          |
|                 |                      | Location : Basement Machinery Room                              |                   |                    |         |                |             |                |          |
|                 | Motor Control Center | 90%   |                   |                    | 2041    | **             | 5           | \$11,100       |          |
| Ground          |                      |   |                   |                    |         |                |             |                |          |
|                 | Grounding Devices    |   |                   |                    |         |                |             |                |          |
|                 | Generic              | 100%  |                   |                    | LIFE    | **             | 5           | \$6,600        |          |
| Stand-by Power  |                      |   |                   |                    |         |                |             |                |          |
|                 | Transfer Switches    |   |                   |                    |         |                |             |                |          |
|                 | Automatic            | 100%  |                   |                    | 2041    | **             | 1           | \$138,900      |          |
|                 | Generators           |   |                   |                    |         |                |             |                |          |
|                 | Diesel               | 100%  |                   |                    | 2037    | **             | 1           | \$174,800      |          |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                    |         |                |             |                |          |
|                 |                      | Location : Roof   |                   |                    |         |                |             |                |          |
|                 |                      | Explanation : 1250 Kilowatt Genset                              |                   |                    |         |                |             |                |          |
|                 | Batteries            |   |                   |                    |         |                |             |                |          |
|                 | Lead/Acid            | 100%  |                   |                    | 2022    | \$1,600        | 5           | \$16,700       |          |
|                 | Fuel Storage         |   |                   |                    |         |                |             |                |          |
|                 | Day Tank             | 50%   |                   |                    | 2044    | **             | 5           | \$41,900       |          |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                    |         |                |             |                |          |
|                 |                      | Location : Roof   |                   |                    |         |                |             |                |          |
|                 |                      | Explanation : 275 Gallon Capacity                               |                   |                    |         |                |             |                |          |
|                 | Main Tank            | 50%   |                   |                    | 2056    | **             | 5           | \$6,600        |          |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                    |         |                |             |                |          |
|                 |                      | Location : Basement   |                   |                    |         |                |             |                |          |
|                 |                      | Explanation : 2,000 Gallon Capacity                             |                   |                    |         |                |             |                |          |
| Lighting        |                      |   |                   |                    |         |                |             |                |          |
|                 | Interior Lighting    |   |                   |                    |         |                |             |                |          |
|                 | Fluorescent          | 95%   |                   |                    | 2033    | **             | 10          | \$393,200      |          |
|                 |                      | T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                 |                      | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                 | Fluorescent          | 5%  |                   |                    | 2033    | **             | 10          | \$20,700       |          |
|                 |                      | Other Observation, Extent : Moderate, Area Affected : 100%      |                   |                    |         |                |             |                |          |
|                 |                      | Location : Hallways   |                   |                    |         |                |             |                |          |
|                 |                      | Explanation : Compact Fluorescent Light Fixtures                |                   |                    |         |                |             |                |          |
|                 | Egress Lighting      |   |                   |                    |         |                |             |                |          |
|                 | Emergency, Service   | 40%   |                   |                    | 2033    | **             | 1           |                |          |
|                 | Emergency, Battery   | 10%   |                   |                    | 2033    | **             | 10          | \$10,900       |          |
|                 | Exit, LED            | 50%   |                   |                    | 2056    | **             | 1           |                |          |
|                 | Exterior Lighting    |   |                   |                    |         |                |             |                |          |
|                 | 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>System Component Type</b> | <b>% of Total</b>     | <b>Fail 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> |

## 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>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

## Heating

## Energy Source

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**

| Mechanical   |                           | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--|---------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type            | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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           |                |          |
| Other Observation, Extent : Light, Area Affected : 1%  |                           |                |                   |                    |         |                |             |                |          |
| Location : Sub-basement  |                           |                |                   |                    |         |                |             |                |          |
| Explanation : 40 Gallons For Staff Wash Room   |                           |                |                   |                    |         |                |             |                |          |
|  | 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    | * *            |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%  |                           |                |                   |                    |         |                |             |                |          |
| Location : 6 Units From 1st To 12th Floor, 4 Units From Basement To 12th Floor, 1 Freight Unit From Basement To 12th Floor |                           |                |                   |                    |         |                |             |                |          |
| Explanation : 11 Units   |                           |                |                   |                    |         |                |             |                |          |
| 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.*

*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** : 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.  
 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 CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

| 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               |            |  |                |                    |                |             |                |          |
| Exterior Walls         |            |  |                |                    |                |             |                |          |
| Masonry: Limestone     | 70%        | Now  | \$3,761,400    | LIFE               | **             | 5           | \$476,600      |          |
|                        |            | Staining/Discoloring, Extent : Severe, Area Affected : 50%     |                |                    |                |             |                |          |
|                        |            | Location : Throughout  |                |                    |                |             |                |          |
|                        |            | Water Penetration, Extent : Moderate, Area Affected : 10%      |                |                    |                |             |                |          |
|                        |            | Location : Foundation  |                |                    |                |             |                |          |
| Metal Panel            | 15%        | Now  | \$35,900       | 2039               | **             | 5           | \$255,300      |          |
|                        |            | Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |                |                    |                |             |                |          |
|                        |            | Location : Central Cooling Tower Roof Areaway Walls            |                |                    |                |             |                |          |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%        |                |                    |                |             |                |          |
|                        |            | Location : Central Cooling Tower Roof Areaway Walls            |                |                    |                |             |                |          |
|                        |            | Explanation : This Actually Lead Coated Copper Cladding        |                |                    |                |             |                |          |
| Granite Panels         | 15%        |  |                | LIFE               | **             | 5           | \$102,100      |          |
| Windows                |            |  |                |                    |                |             |                |          |
| Aluminum               | 97%        |  |                | 2045               | **             | 5           | \$203,700      |          |
| Metal Louvers          | 3%         |  |                | 2038               | **             | 10          | \$39,400       |          |
| Parapets               |            |  |                |                    |                |             |                |          |
| Masonry: Brick         | 85%        |  |                | LIFE               | **             | 5           | \$39,200       |          |
| Masonry: Limestone     | 15%        |  |                | LIFE               | **             | 5           | \$8,700        |          |
| Roof                   |            |  |                |                    |                |             |                |          |
| Modified Bitumen       | 100%       |  |                | 2029               | \$1,982,900    | 10          | \$134,900      |          |
|                        |            | Recent Repair Evident, Extent : Light, Area Affected : 5%      |                |                    |                |             |                |          |
|                        |            | Location : Various Rooftop Locations                           |                |                    |                |             |                |          |
| Interior               |            |  |                |                    |                |             |                |          |
| Floors                 |            |  |                |                    |                |             |                |          |
| Carpet                 | 14%        |  |                | 2025               | \$2,783,800    | 3           | \$402,600      |          |
| Cast in Place Concrete | 10%        |  |                | LIFE               | **             | 5           | \$314,500      |          |
|                        |            | Water Penetration, Extent : Moderate, Area Affected : 15%      |                |                    |                |             |                |          |
|                        |            | Location : Boiler Room   |                |                    |                |             |                |          |
| Ceramic Tile           | 3%         |  |                | 2038               | **             | 5           | \$43,100       |          |
| Marble Panels          | 5%         |  |                | LIFE               | **             | 5           | \$53,900       |          |
| Quarry Tile            | 3%         |  |                | 2034               | **             | 5           | \$64,700       |          |
| Terrazzo               | 25%        |  |                | LIFE               | **             | 5           | \$280,800      |          |
| Vinyl Tile             | 40%        |  |                | 2029               | \$5,298,000    | 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 |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |                        |                |                   |                |                    |                |             |                |          |
| Interior Walls   |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 5%             |                   |                | LIFE               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement  |                        |                |                   |                |                    |                |             |                |          |
|  | Gypsum Board           | 5%             |                   |                | LIFE               | **             | 5           | \$43,800       |          |
|  | Masonry: Brick         | 15%            |                   |                | LIFE               | **             |             |                |          |
|  | Marble Panels          | 15%            |                   |                | LIFE               | **             |             |                |          |
|  | Plaster                | 23%            | Now               | \$145,900      | LIFE               | **             | 5           | \$100,700      |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Stairs E, F At Penthouse                            |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Stairs E, F At Penthouse                            |                        |                |                   |                |                    |                |             |                |          |
|  | Plaster                | 22%            |                   |                | LIFE               | **             | 5           | \$96,300       |          |
|  | SGFT/Glazed Masonry    | 5%             |                   |                | LIFE               | **             |             |                |          |
|  | Wood                   | 10%            |                   |                | LIFE               | **             | 5           | \$583,600      |          |
| Ceilings   |                        |                |                   |                |                    |                |             |                |          |
|  | AcousTile,Adhered      | 25%            |                   |                | 2034               | **             | 5           | \$359,400      |          |
|  | AcousTileSusp.Lay-In   | 5%             |                   |                | 2042               | **             | 5           | \$71,900       |          |
|  | Exposed Concrete       | 5%             |                   |                | LIFE               | **             | 5           | \$11,200       |          |
|  | Plaster                | 2%             | Now               | \$81,800       | LIFE               | **             | 5           | \$18,000       |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 20%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Stairs E, F At Penthouse                            |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Stairs E, F At Penthouse                            |                        |                |                   |                |                    |                |             |                |          |
|  | Plaster                | 55%            |                   |                | LIFE               | **             | 5           | \$494,200      |          |
|  | Plaster                | 8%             |                   |                | LIFE               | **             | 5           | \$71,900       |          |
| Site Enclosure   |                        |                |                   |                |                    |                |             |                |          |
| Free Standing Walls  |                        |                |                   |                |                    |                |             |                |          |
|  | Under Construction     | 100%           |                   |                |                    |                |             |                |          |
| Retaining Walls  |                        |                |                   |                |                    |                |             |                |          |
|  | Under Construction     | 100%           |                   |                |                    |                |             |                |          |
| Site Pavements   |                        |                |                   |                |                    |                |             |                |          |
| Public Sidewalk  |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 83%            |                   |                | 2042               | **             |             |                |          |
|  | Cast in Place Concrete | 2%             | Now               | \$2,500        | 2042               | **             |             |                |          |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Corner Of Hogan Place And Baxter Street By Hydrant  |                        |                |                   |                |                    |                |             |                |          |
|  | Under Construction     | 15%            |                   |                |                    |                |             |                |          |
| On-Site Walkways   |                        |                |                   |                |                    |                |             |                |          |
|  | Masonry: Granite       | 25%            | Now               | \$5,200        | LIFE               | **             |             |                |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                        |                |                   |                |                    |                |             |                |          |
| Location : All Stairs At Entry                                 |                        |                |                   |                |                    |                |             |                |          |
|  | Masonry: Granite       | 75%            |                   |                | LIFE               | **             |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%        |                        |                |                   |                |                    |                |             |                |          |
| Location : ADA Ramps   |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Under Construction                               |                        |                |                   |                |                    |                |             |                |          |

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

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

**Lighting**

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

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

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

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

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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 CRIMINAL COURTS BLDG.**  
**Asset # : 2072**

| Mechanical         |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |                        |  |                   |                |                    |                |             |                |          |
|                    | Distribution           |  |                   |                |                    |                |             |                |          |
|                    | CW & CHW Wtr Pipe/Pump | 35%  | Now               | \$18,700       | 2039               | **             | 4           | \$16,600       |          |
|                    |                        | Malfunctioning, Extent : Severe, Area Affected : 30%<br>Location : Zone Valves, Various Locations  |                   |                |                    |                |             |                |          |
|                    | No Component           | 65%  |                   |                |                    |                |             |                |          |
| Terminal Devices   |                        |  |                   |                |                    |                |             |                |          |
|                    | Air Handler/Cool/Ht    | 35%  | 0-2               | \$3,443,900    | 2039               | **             | 1           | \$187,100      |          |
|                    |                        | On Extended Life, Extent : Moderate, Area Affected : 100%<br>Location : Fan Room   |                   |                |                    |                |             |                |          |
|                    | No Component           | 65%  |                   |                |                    |                |             |                |          |
| Heat Rejection     |                        |  |                   |                |                    |                |             |                |          |
|                    | Water Cooling Tower    | 35%  | Now               | \$116,500      | 2030               | \$1,165,300    | 2           | \$270,700      |          |
|                    |                        | Malfunctioning, Extent : Severe, Area Affected : 100%<br>Location : Insufficient Air Flow Causing Water Damage At Upper Roof<br>Recent Installation, Extent : Light, Area Affected : 100%<br>Location : Roof Penthouse |                   |                |                    |                |             |                |          |
|                    | No Component           | 65%  |                   |                |                    |                |             |                |          |
| Ventilation        |                        |  |                   |                |                    |                |             |                |          |
|                    | Distribution           |  |                   |                |                    |                |             |                |          |
|                    | Ductwork/Diffusers     | 100%   | Now               | \$179,700      | LIFE               | **             | 2-5         | \$535,700      |          |
|                    |                        | Damaged, Extent : Severe, Area Affected : 5%<br>Location : Air Intake, 18th Floor Roof   |                   |                |                    |                |             |                |          |
| Exhaust Fans       |                        |  |                   |                |                    |                |             |                |          |
|                    | Interior               | 90%  | 0-2               | \$3,121,300    | 2039               | **             | 2           | \$21,200       |          |
|                    |                        | On Extended Life, Extent : Moderate, Area Affected : 100%<br>Location : Penthouse  |                   |                |                    |                |             |                |          |
|                    | Interior               | 10%  | Now               | \$346,800      | 2039               | **             | 2           | \$2,400        |          |
|                    |                        | Malfunctioning, Extent : Severe, Area Affected : 10%<br>Location : 18th Floor Fan Room   |                   |                |                    |                |             |                |          |
| Plumbing           |                        |  |                   |                |                    |                |             |                |          |
|                    | H/C Water Piping       |  |                   |                |                    |                |             |                |          |
|                    | Brass/Copper           | 14%  | Now               | \$50,900       | 2029               | \$1,017,300    | 1           |                |          |
|                    |                        | Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 20%<br>Location : 1 Of 2 Pumps Not Functioning  |                   |                |                    |                |             |                |          |
|                    | Brass/Copper           | 86%  |                   |                | 2049               | **             | 1           |                |          |
| HW Heat Exchanger  |                        |  |                   |                |                    |                |             |                |          |
|                    | Steam Fired            | 100%   | Now               | \$155,200      | 2039               | **             | 4           | \$95,000       |          |
|                    |                        | Corroded, Extent : Severe, Area Affected : 20%<br>Location : Basement  |                   |                |                    |                |             |                |          |
| Sanitary Piping    |                        |  |                   |                |                    |                |             |                |          |
|                    | Cast Iron              | 100%   | Now               | \$142,700      | LIFE               | **             | 1           |                |          |
|                    |                        | Blockage /Clogged, Extent : Severe, Area Affected : 5%<br>Location : Sub-basementt And Basement  |                   |                |                    |                |             |                |          |
| 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    |             |                |          |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                 |   |                   |                    |         |                |             |                |          |
|                    | Sump Pump(s)    |   |                   |                    |         |                |             |                |          |
|                    | Non-Submersible | 88%   | 0-2               | \$52,300           | 2039    | * *            | 4           | \$17,900       |          |
|                    |                 | Malfunctioning, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : Basement   |                   |                    |         |                |             |                |          |
|                    | Non-Submersible | 12%   |                   |                    | 2039    | * *            | 4           | \$3,700        |          |
| Sewage Ejector(s)  |                 |   |                   |                    |         |                |             |                |          |
|                    | Electric        | 94%   | 0-2               | \$52,800           | 2039    | * *            | 4           | \$35,900       |          |
|                    |                 | Malfunctioning, Extent : Moderate, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : Basement   |                   |                    |         |                |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : Sub-basement   |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 3 Duplex Units  |                   |                    |         |                |             |                |          |
|                    | Electric        | 6%  |                   |                    | 2039    | * *            | 4           | \$3,400        |          |
| Fixtures           |                 |   |                   |                    |         |                |             |                |          |
|                    | Generic         | 100%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |          |
|                    | Elevators       |   |                   |                    |         |                |             |                |          |
|                    | Geared Traction | 100%  |                   |                    | LIFE    | * *            |             |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                    |                 | Location : 19 Units From 1st To 17th Floor, 1 Unit From Basement To 17th Floor, 2 Units From Basement To 16th Floor |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 22 Units  |                   |                    |         |                |             |                |          |
| 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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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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031      |
|-----------------------|--------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



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 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      |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%    |            |                   |                |         |                    |             |                |  |          |
| Location : Foundation At B Level, Garage, Judges Exit       |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Other Observation, Extent : Light, Area Affected : 100%     |            |                   |                |         |                    |             |                |  |          |
| Location : Outdoor Balcony Areas                            |            |                   |                |         |                    |             |                |  |          |
| Explanation : Cast Stone Paver Ballasted                    |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  |            |                   |                |         |                    |             |                |  |          |
| Location : Loading Dock                                     |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |  |          |
| Location : Loading Dock                                     |            |                   |                |         |                    |             |                |  |          |
| Other Observation, Extent : Severe, Area Affected : 100%    |            |                   |                |         |                    |             |                |  |          |
| Location : Loading Dock                                     |            |                   |                |         |                    |             |                |  |          |
| Explanation : Floor Slab Is Pitched In The Wrong Direction. |            |                   |                |         |                    |             |                |  |          |
| Cast in Place Concrete                                      | 10%        |                   |                | LIFE    | **                 | 5           | \$142,200      |  |          |
| Ceramic Tile  | 13%        |                   |                | 2038    | **                 | 5           | \$84,500       |  |          |
| Panel/Paver: Cer/Brk  | 10%        |                   |                | 2045    | **                 | 5           | \$146,200      |  |          |
| Terrazzo  | 5%         |                   |                | LIFE    | **                 | 5           | \$25,400       |  |          |
| Vinyl Tile  | 57%        | 4+                | \$68,300       | 2034    | **                 | 3           | \$138,900      |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 2%   |            |                   |                |         |                    |             |                |  |          |
| Location : Offices And Waiting Areas Throughout             |            |                   |                |         |                    |             |                |  |          |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        | Now               | \$311,600      | LIFE               | **             |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 15%                 |            |                   |                |                    |                |             |                |          |
| Location : West Wall In Basements                                       |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2038               | **             | 5           | \$22,700       |          |
| Concrete Masonry Unit   | 15%        | Now               | \$82,000       | LIFE               | **             | 5           | \$27,300       |          |
| Diagonal Cracks, Extent : Moderate, Area Affected : 15%                 |            |                   |                |                    |                |             |                |          |
| Location : Various Basement Locations, 11th Floor Mechanical. Penthouse |            |                   |                |                    |                |             |                |          |
| Loose Units, Extent : Moderate, Area Affected : 10%                     |            |                   |                |                    |                |             |                |          |
| Location : Loading Dock   |            |                   |                |                    |                |             |                |          |
| Vertical Cracks, Extent : Moderate, Area Affected : 5%                  |            |                   |                |                    |                |             |                |          |
| Location : Parking Area In Basement                                     |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 20%         |            |                   |                |                    |                |             |                |          |
| Location : Basement   |            |                   |                |                    |                |             |                |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%                |            |                   |                |                    |                |             |                |          |
| Location : Basement   |            |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 35%        |                   |                | 2042               | **             | 5           | \$227,500      |          |
| Exposed Concrete  | 15%        |                   |                | LIFE               | **             | 5           | \$15,200       |          |
| Exposed Struc: Steel  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Gypsum Board  | 5%         |                   |                | LIFE               | **             | 5           | \$40,600       |          |
| Other Observation, Extent : Light, Area Affected : 5%                   |            |                   |                |                    |                |             |                |          |
| Location : Entrance Lobby Area  |            |                   |                |                    |                |             |                |          |
| Explanation : Staining From Water Leak                                  |            |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 2%                  |            |                   |                |                    |                |             |                |          |
| Location : Southeast Corner On Lafayette Street                         |            |                   |                |                    |                |             |                |          |
| 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.

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

| Electrical               |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                   | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts          |                      |   |                   |                    |         |                |             |                |          |
|                          | Service Equipment    |   |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw        | 30%   |                   |                    | 2049    | **             | 5           | \$600          |          |
|                          |                      | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                          |                      | Location : Electrical Room  |                   |                    |         |                |             |                |          |
|                          |                      | Explanation : Main Service Switch Rated At 3,000 Amperes            |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw        | 70%   |                   |                    | 2029    | \$89,400       | 5           | \$1,500        |          |
|                          |                      | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                          |                      | Location : Electrical Room  |                   |                    |         |                |             |                |          |
|                          |                      | Explanation : Two Main Service Switches Rated At 3,000 Amperes Each |                   |                    |         |                |             |                |          |
| Transformers             |                      |   |                   |                    |         |                |             |                |          |
|                          | Dry Type             | 100%  |                   |                    | 2034    | **             | 5           | \$1,800        |          |
|                          |                      | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                          |                      | Location : Basement   |                   |                    |         |                |             |                |          |
|                          |                      | Explanation : 30 Kilovolt-ampere, 480/208/120 Volts                 |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |                      |   |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw        | 30%   |                   |                    | 2049    | **             | 5           | \$600          |          |
|                          | Molded Case Bkrs     | 70%   |                   |                    | 2029    | \$370,600      | 5           | \$9,000        |          |
| Raceway                  |                      |   |                   |                    |         |                |             |                |          |
|                          | Conduit              | 100%  |                   |                    | 2039    | **             | 1           |                |          |
| Panelboards              |                      |   |                   |                    |         |                |             |                |          |
|                          | 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        |          |
| Wiring                   |                      |   |                   |                    |         |                |             |                |          |
|                          | Thermoplastic        | 100%  |                   |                    | 2039    | **             | 1           |                |          |
| Motor Controllers        |                      |   |                   |                    |         |                |             |                |          |
|                          | Locally Mounted      | 20%   |                   |                    | 2042    | **             | 5           | \$700          |          |
|                          | Motor Control Center | 80%   |                   |                    | 2034    | **             | 5           | \$10,700       |          |
| Ground                   |                      |   |                   |                    |         |                |             |                |          |
|                          | Grounding Devices    |   |                   |                    |         |                |             |                |          |
|                          | Generic              | 100%  |                   |                    | LIFE    | **             | 5           | \$7,200        |          |
| Stand-by Power           |                      |   |                   |                    |         |                |             |                |          |
|                          | Transfer Switches    |   |                   |                    |         |                |             |                |          |
|                          | Automatic            | 50%   |                   |                    | 2042    | **             | 1           | \$75,500       |          |
|                          | Automatic            | 50%   |                   |                    | 2034    | **             | 1           | \$75,500       |          |
| Generators               |                      |   |                   |                    |         |                |             |                |          |
|                          | Diesel               | 100%  |                   |                    | 2025    | \$1,325,200    | 1           | \$190,100      |          |
|                          |                      | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                          |                      | Location : Generator Room   |                   |                    |         |                |             |                |          |
|                          |                      | Explanation : Emergency Generator Rated At 250 Kilowatt             |                   |                    |         |                |             |                |          |
| Batteries                |                      |   |                   |                    |         |                |             |                |          |
|                          | Nickel Cadmium       | 100%  |                   |                    | 2022    | \$1,600        | 5           | \$109,400      |          |

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

| Electrical     |                      | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------|----------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System         | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power |                      |   |                   |                    |         |                |             |                |          |
|                | Fuel Storage         |   |                   |                    |         |                |             |                |          |
|                | Day Tank             | 50%   |                   |                    | 2028    | \$19,300       | 5           | \$45,500       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : Generator Room   |                   |                    |         |                |             |                |          |
|                |                      | Explanation : 275 Gallon Capacity   |                   |                    |         |                |             |                |          |
|                | Main Tank            | 50%   |                   |                    | 2032    | * *            | 5           | \$7,200        |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : Basement   |                   |                    |         |                |             |                |          |
|                |                      | Explanation : 400 Gallon Capacity   |                   |                    |         |                |             |                |          |
| Lighting       |                      |   |                   |                    |         |                |             |                |          |
|                | Interior Lighting    |   |                   |                    |         |                |             |                |          |
|                | Fluorescent          | 2%  |                   |                    | 2029    | \$174,900      | 10          | \$9,000        |          |
|                |                      | Compact Fluorescent Light, Extent : Light, Area Affected : 100%                           |                   |                    |         |                |             |                |          |
|                |                      | Location : Hallways   |                   |                    |         |                |             |                |          |
|                | Fluorescent          | 94%   |                   |                    | 2029    | \$8,220,400    | 10          | \$423,300      |          |
|                |                      | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%                              |                   |                    |         |                |             |                |          |
|                |                      | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                | HID                  | 2%  |                   |                    | 2034    | * *            | 10          | \$300          |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : In Chiller Room  |                   |                    |         |                |             |                |          |
|                |                      | Explanation : HID Lighting Observed   |                   |                    |         |                |             |                |          |
|                | LED                  | 2%  |                   |                    | 2034    | * *            |             |                |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : Lobby  |                   |                    |         |                |             |                |          |
|                |                      | Explanation : LED Lighting Observed   |                   |                    |         |                |             |                |          |
|                | Egress Lighting      |   |                   |                    |         |                |             |                |          |
|                | 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           |                |          |
|                | Exterior Lighting    |   |                   |                    |         |                |             |                |          |
|                | HID                  | 20%   |                   |                    | 2029    | \$401,800      | 10          | \$300          |          |
|                | No Component         | 80%   |                   |                    |         |                |             |                |          |
| Alarm          |                      |   |                   |                    |         |                |             |                |          |
|                | Security System      |   |                   |                    |         |                |             |                |          |
|                | No Component         | 70%   |                   |                    |         |                |             |                |          |
|                | Generic              | 30%   |                   |                    | 2029    | \$482,800      | 1           | \$55,000       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : Hallways And Outside   |                   |                    |         |                |             |                |          |
|                |                      | Explanation : CCTV Surveillance Cameras   |                   |                    |         |                |             |                |          |
|                | Fire/Smoke Detection |   |                   |                    |         |                |             |                |          |
|                | No Component         | 70%   |                   |                    |         |                |             |                |          |
|                | Generic, Digital     | 30%   |                   |                    | 2034    | * *            | 1-3         | \$93,500       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                   |                   |                    |         |                |             |                |          |
|                |                      | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                |                      | Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns |                   |                    |         |                |             |                |          |

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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>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> |
| <b>Heating</b>          |                               |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Energy Source                 |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Utility Steam                 | 100%   |                          |                       | 2039                      | **                    | 1                  |                       |                 |
|                         |                               | Other Observation, Extent : Light, Area Affected : 100%          |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Throughout  |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Explanation : Steam From Con Edison                              |                          |                       |                           |                       |                    |                       |                 |
|                         | Conversion Equipment          |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Pres. Reducing Valve/LP Steam | 100%   |                          |                       | 2032                      | **                    | 5                  | \$29,200              |                 |
|                         |                               | Other Observation, Extent : Light, Area Affected : 40%           |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Sub-basement  |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Explanation : Two Heat Exchangers                                |                          |                       |                           |                       |                    |                       |                 |
|                         | Distribution                  |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Hot Wtr Piping/Pump           | 40%  | Now                      | \$62,100              | 2037                      | **                    | 4                  | \$9,700               |                 |
|                         |                               | Corroded, Extent : Severe, Area Affected : 15%                   |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Basement  |                          |                       |                           |                       |                    |                       |                 |
|                         | Steam Piping/Pump             | 60%  | Now                      | \$26,400              | 2039                      | **                    |                    |                       |                 |
|                         |                               | Damaged, Extent : Moderate, Area Affected : 50%                  |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Basement Valves                                       |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Malfunctioning, Extent : Moderate, Area Affected : 100%          |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Basement Condensate Return Pumping                    |                          |                       |                           |                       |                    |                       |                 |
|                         | Terminal Devices              |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Air Handler                   | 75%  | Now                      | \$105,100             | 2024                      | \$5,254,700           | 1                  | \$204,900             |                 |
|                         |                               | Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 50% |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Mechanical Rooms                                      |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Malfunctioning, Extent : Severe, Area Affected : 100%            |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Mechanical Room Controls                              |                          |                       |                           |                       |                    |                       |                 |
|                         | Convactor/Radiator            | 25%  |                          |                       | 2027                      | \$666,900             | 1                  | \$39,600              |                 |
| <b>Air Conditioning</b> |                               |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Energy Source                 |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Electricity                   | 100%   |                          |                       | 2045                      | **                    | 1                  |                       |                 |
|                         | Conversion Equipment          |  |                          |                       |                           |                       |                    |                       |                 |
|                         | Centrifugal, Elec Chiller     | 93%  | Now                      | \$104,900             | 2032                      | **                    | 1                  | \$444,700             |                 |
|                         |                               | Malfunctioning, Extent : Severe, Area Affected : 100%            |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Chiller Controls                                      |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | R-134a Refrigerant, Extent : Light, Area Affected : 95%          |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Sub-basement  |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Explanation : Three Units  |                          |                       |                           |                       |                    |                       |                 |
|                         | Split Unit                    | 7%   |                          |                       | 2029                      | \$744,500             |                    |                       |                 |
|                         | Distribution                  |  |                          |                       |                           |                       |                    |                       |                 |
|                         | CW & CHW Wtr Pipe/Pump        | 95%  | Now                      | \$115,500             | 2039                      | **                    | 4                  | \$23,000              |                 |
|                         |                               | Broken, Extent : Severe, Area Affected : 100%                    |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Chiller Room Pumps                                    |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Malfunctioning, Extent : Severe, Area Affected : 20%             |                          |                       |                           |                       |                    |                       |                 |
|                         |                               | Location : Mechanical Room Valves                                |                          |                       |                           |                       |                    |                       |                 |
|                         | No Component                  | 5%   |                          |                       |                           |                       |                    |                       |                 |

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

| Mechanical         |                     | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|---------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |                     |  |                   |                |                    |                |             |                |          |
|                    | Terminal Devices    |  |                   |                |                    |                |             |                |          |
|                    | Air Handler/Cool/Ht | 95%  |                   |                | 2029               | \$5,308,700    | 1           | \$288,400      |          |
|                    | Fan Coil - 2 Pipe   | 5%   |                   |                | 2029               | \$474,000      | 1           | \$7,900        |          |
|                    | Heat Rejection      |  |                   |                |                    |                |             |                |          |
|                    | Water Cooling Tower | 100%   |                   |                | 2027               | \$1,890,800    | 2           | \$494,100      |          |
| Ventilation        |                     |  |                   |                |                    |                |             |                |          |
|                    | Distribution        |  |                   |                |                    |                |             |                |          |
|                    | Ductwork/Diffusers  | 100%   |                   |                | LIFE               | * *            | 2-5         | \$273,800      |          |
|                    | Exhaust Fans        |  |                   |                |                    |                |             |                |          |
|                    | Interior            | 100%   |                   |                | 2029               | \$1,772,700    | 2           | \$15,000       |          |
| Plumbing           |                     |  |                   |                |                    |                |             |                |          |
|                    | H/C Water Piping    |  |                   |                |                    |                |             |                |          |
|                    | Brass/Copper        | 100%   |                   |                | 2049               | * *            | 1           |                |          |
|                    | HW Heat Exchanger   |  |                   |                |                    |                |             |                |          |
|                    | Steam Fired         | 80%  | 0-2               | \$63,500       | 2039               | * *            | 4           | \$38,800       |          |
|                    |                     | Corroded, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                    |                     | Location : Coil Connections  |                   |                |                    |                |             |                |          |
|                    | No Component        | 20%  |                   |                |                    |                |             |                |          |
|                    | Sanitary Piping     |  |                   |                |                    |                |             |                |          |
|                    | Cast Iron           | 51%  | Now               | \$37,200       | LIFE               | * *            | 1           |                |          |
|                    |                     | Leak Evident, Extent : Severe, Area Affected : 5%  |                   |                |                    |                |             |                |          |
|                    |                     | Location : Kitchen Sink Drain Leaks  |                   |                |                    |                |             |                |          |
|                    | Cast Iron           | 49%  |                   |                | LIFE               | * *            | 1           |                |          |
|                    | Storm Drain Piping  |  |                   |                |                    |                |             |                |          |
|                    | Cast Iron           | 100%   |                   |                | LIFE               | * *            | 1           |                |          |
|                    | Sump Pump(s)        |  |                   |                |                    |                |             |                |          |
|                    | Non-Submersible     | 100%   |                   |                | 2029               | \$76,000       | 4           | \$10,400       |          |
|                    | Sewage Ejector(s)   |  |                   |                |                    |                |             |                |          |
|                    | Electric            | 100%   |                   |                | 2029               | \$143,500      | 4           | \$19,500       |          |
|                    | Fixtures            |  |                   |                |                    |                |             |                |          |
|                    | Generic             | 100%   |                   |                |                    |                |             |                |          |
| Vertical Transport |                     |  |                   |                |                    |                |             |                |          |
|                    | Elevators           |  |                   |                |                    |                |             |                |          |
|                    | Geared Traction     | 90%  |                   |                | LIFE               | * *            |             |                |          |
|                    |                     | Other Observation, Extent : Light, Area Affected : 90%   |                   |                |                    |                |             |                |          |
|                    |                     | Location : Seven Units - Basement To 11th Floor, One Unit - 1st To 11th Floor, One Unit - 1st To 7th Floor |                   |                |                    |                |             |                |          |
|                    |                     | Explanation : 9 Units  |                   |                |                    |                |             |                |          |
|                    | Hydraulic           | 10%  |                   |                | LIFE               | * *            |             |                |          |
|                    |                     | Other Observation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                    |                     | Location : 1st To 2nd Floor  |                   |                |                    |                |             |                |          |
|                    |                     | Explanation : 1 Unit   |                   |                |                    |                |             |                |          |
| Fire Suppression   |                     |  |                   |                |                    |                |             |                |          |
|                    | Standpipe           |  |                   |                |                    |                |             |                |          |
|                    | Generic             | 100%   |                   |                | 2049               | * *            | 1-5         | \$256,700      |          |
|                    | Sprinkler           |  |                   |                |                    |                |             |                |          |
|                    | Generic             | 100%   |                   |                | 2049               | * *            | 1-2         | \$137,500      |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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**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>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>Priority</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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023            | FY 2024          | FY 2025          |
|-----------------------|------------------|--------------------|------------------|------------------|
| 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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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MANHATTAN 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  |                        |                |                   |                |                    |                |             |                |          |
| 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      |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                        |                |                   |                |                    |                |             |                |          |
| Location : Upper Floors, Pediment                               |                        |                |                   |                |                    |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 25%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Pediment, Cornice, Throughout                        |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |                        |                |                   |                |                    |                |             |                |          |
| Location : At Ground Level East Side                            |                        |                |                   |                |                    |                |             |                |          |
|   | Metal Panel            | 3%             |                   |                | 2040               | **             | 5-10        | \$168,000      |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                        |                |                   |                |                    |                |             |                |          |
| Location : Intermittent Panels Between Windows - Street Facades |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Lead Panels                                       |                        |                |                   |                |                    |                |             |                |          |
| Windows   |                        |                |                   |                |                    |                |             |                |          |
|   | Bronze/Brass           | 25%            | 4+                | \$470,900      | 2038               | **             | 5           | \$143,400      |          |
| Deteriorated Finish, Extent : Light, Area Affected : 2%         |                        |                |                   |                |                    |                |             |                |          |
| Location : Main Entrance  |                        |                |                   |                |                    |                |             |                |          |
|   | Metal Louvers          | 5%             |                   |                | 2039               | **             | 10          | \$57,400       |          |
|   | Steel                  | 70%            | 4+                | \$394,600      | 2038               | **             | 5           | \$803,000      |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%        |                        |                |                   |                |                    |                |             |                |          |
| Location : 5th Floor Corridor, Basement Toilet                  |                        |                |                   |                |                    |                |             |                |          |
| Parapets  |                        |                |                   |                |                    |                |             |                |          |
|   | Masonry: Brick         | 35%            |                   |                | LIFE               | **             | 5           | \$6,600        |          |
|   | Masonry: Granite       | 53%            | Now               | \$202,600      | LIFE               | **             | 5           | \$12,600       |          |
| Caulking Deteriorated, Extent : Severe, Area Affected : 100%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Coping   |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Severe, Area Affected : 20%         |                        |                |                   |                |                    |                |             |                |          |
| Location : Coping   |                        |                |                   |                |                    |                |             |                |          |
|   | Metal Panel            | 2%             |                   |                | 2050               | **             | 5           | \$1,500        |          |
|   | Metal Rail             | 5%             | 0-2               | \$3,000        | 2043               | **             | 5           | \$6,700        |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
|   | 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    | **             |             |                |          |
|              | Water Penetration, Extent : Moderate, Area Affected : 30%                               |                |                   |                    |         |                |             |                |          |
|              | Location : Throughout Areaways  |                |                   |                    |         |                |             |                |          |
|              | Copper/Terne  | 35%            | Now               | \$47,100           | 2045    | **             |             |                |          |
|              | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 5%                             |                |                   |                    |         |                |             |                |          |
|              | Location : Portico  |                |                   |                    |         |                |             |                |          |
|              | Water Penetration, Extent : Light, Area Affected : 5%                                   |                |                   |                    |         |                |             |                |          |
|              | Location : Rotunda  |                |                   |                    |         |                |             |                |          |
|              | Modified Bitumen  | 45%            | Now               | \$1,224,500        | 2040    | **             |             |                | 1        |
|              | Blisters, Extent : Moderate, Area Affected : 30%  |                |                   |                    |         |                |             |                |          |
|              | Location : Throughout   |                |                   |                    |         |                |             |                |          |
|              | Ponding, Extent : Moderate, Area Affected : 10%   |                |                   |                    |         |                |             |                |          |
|              | Location : Throughout   |                |                   |                    |         |                |             |                |          |
|              | Water Penetration, Extent : Severe, Area Affected : 25%                                 |                |                   |                    |         |                |             |                |          |
|              | Location : 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, 2nd Floor Corridors |                |                   |                    |         |                |             |                |          |
|              | Other Observation, Extent : Moderate, Area Affected : 35%                               |                |                   |                    |         |                |             |                |          |
|              | Location : 6th Floor Roof   |                |                   |                    |         |                |             |                |          |
|              | Explanation : Water Penetration At Bracing Anchors For Parapet Walls                    |                |                   |                    |         |                |             |                |          |
|              | Skylight, Metal/Glass   | 5%             | Now               | \$511,100          | 2040    | **             |             |                |          |
|              | Deformed/Dented, Extent : Moderate, Area Affected : 10%                                 |                |                   |                    |         |                |             |                |          |
|              | Location : Various Areas  |                |                   |                    |         |                |             |                |          |
|              | Unit Inoperable, Extent : Moderate, Area Affected : 50%                                 |                |                   |                    |         |                |             |                |          |
|              | Location : Throughout 6th Floor   |                |                   |                    |         |                |             |                |          |
|              | Water Penetration, Extent : Moderate, Area Affected : 50%                               |                |                   |                    |         |                |             |                |          |
|              | Location : Throughout   |                |                   |                    |         |                |             |                |          |
|              | Sloped Glazing  | 10%            | Now               | \$1,173,500        | LIFE    | **             | 5           | \$227,400      |          |
|              | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%                               |                |                   |                    |         |                |             |                |          |
|              | Location : Steel Supports For Glazing   |                |                   |                    |         |                |             |                |          |
|              | Water Penetration, Extent : Severe, Area Affected : 15%                                 |                |                   |                    |         |                |             |                |          |
|              | Location : Area Above Portico   |                |                   |                    |         |                |             |                |          |
| 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 |                |          |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                       | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| Carpet  | 15%        | 0-2               | \$193,800      | 2023               | \$1,938,300    | 3           | \$193,700      |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 25%         |            |                   |                |                    |                |             |                |          |
| Location : Offices Throughout 5th And 6th Floors            |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                      | 10%        | 0-2               | \$105,300      | LIFE               | **             | 5           | \$188,300      |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Throughout Sub-basement                          |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 3%         | 0-2               | \$29,400       | 2039               | **             | 5           | \$12,900       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Toilets Throughout 5th And 6th Floor             |            |                   |                |                    |                |             |                |          |
| Cork Tile   | 10%        |                   |                | 2040               | **             | 5           | \$75,300       |          |
| Marble Panels   | 13%        |                   |                | LIFE               | **             | 5           | \$83,900       |          |
| Terrazzo  | 14%        | 2-4               | \$131,800      | LIFE               | **             | 5           | \$94,200       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |          |
| Location : Basement   |            |                   |                |                    |                |             |                |          |
| Vinyl Tile  | 35%        | 4+                | \$60,300       | 2030               | \$3,012,700    | 3           | \$113,000      |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |          |
| Location : Offices At Basement Level                        |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                      | 5%         |                   |                | LIFE               | **             |             |                |          |
| Recent Repair Evident, Extent : Light, Area Affected : 40%  |            |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                        |            |                   |                |                    |                |             |                |          |
| Masonry: Brick  | 5%         |                   |                | LIFE               | **             |             |                |          |
| Recent Repair Evident, Extent : Light, Area Affected : 40%  |            |                   |                |                    |                |             |                |          |
| Location : Basement And Sub-basement                        |            |                   |                |                    |                |             |                |          |
| Marble Panels   | 10%        |                   |                | LIFE               | **             |             |                |          |
| Plaster   | 65%        | Now               | \$415,100      | LIFE               | **             | 5           | \$132,000      |          |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |          |
| Location : Corridors, Stairs, Various Offices And Lobbies   |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |          |
| Location : Corridors, Stairs, Various Offices And Lobbies   |            |                   |                |                    |                |             |                |          |
| 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 |                |          |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior       |                        |   |                   |                |                    |                |             |                |          |
|                | Ceilings               |   |                   |                |                    |                |             |                |          |
|                | Exposed Concrete       | 10%   | Now               | \$325,700      | LIFE               | **             | 5           | \$13,500       |          |
|                |                        | Cracking/Crumbling, Extent : Severe, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Sub-basement Boiler Room   |                   |                |                    |                |             |                |          |
|                |                        | Exposed Reinforcement, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout Sub-basement Mechanical Rooms   |                   |                |                    |                |             |                |          |
|                |                        | Spalling, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout Sub-basement Mechanical Rooms   |                   |                |                    |                |             |                |          |
|                | Masonry: Infill Arch   | 3%  |                   |                | LIFE               | **             |             |                |          |
|                |                        | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Entrance  |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Underside Of Portico  |                   |                |                    |                |             |                |          |
|                | Masonry: Marble        | 10%   |                   |                | LIFE               | **             | 1           |                |          |
|                | Plaster                | 15%   |                   |                | LIFE               | **             | 5           | \$80,700       |          |
|                | Plaster                | 62%   | Now               | \$411,900      | LIFE               | **             | 5           | \$333,600      |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Corridors Throughout   |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Light, Area Affected : 20%  |                   |                |                    |                |             |                |          |
|                |                        | Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library, Basement Level Offices |                   |                |                    |                |             |                |          |
| Site Enclosure |                        |   |                   |                |                    |                |             |                |          |
|                | Fence/Gates            |   |                   |                |                    |                |             |                |          |
|                | Iron Picket            | 100%  |                   |                | 2050               | **             |             |                |          |
|                | Free Standing Walls    |   |                   |                |                    |                |             |                |          |
|                | Masonry: Fieldstone    | 100%  |                   |                | 2040               | **             |             |                |          |
|                |                        | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Material Is Granite   |                   |                |                    |                |             |                |          |
|                | Retaining Walls        |   |                   |                |                    |                |             |                |          |
|                | Masonry: Fieldstone    | 100%  |                   |                | 2040               | **             |             |                |          |
|                |                        | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Material Is Granite   |                   |                |                    |                |             |                |          |
| Site Pavements |                        |   |                   |                |                    |                |             |                |          |
|                | Public Sidewalk        |   |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete | 90%   |                   |                | 2043               | **             |             |                |          |
|                | Pavers/Stone           | 10%   | Now               | \$5,900        | 2033               | **             |             |                |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%  |                   |                |                    |                |             |                |          |
|                |                        | Location : West Side Of Building  |                   |                |                    |                |             |                |          |

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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 |

## 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*

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

## 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.*

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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 SUPREME COURT**  
**Asset # : 2051**

| Electrical        |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|-------------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System            | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                      |   |                   |                |                    |                |             |                |          |
| Wiring            |                      |   |                   |                |                    |                |             |                |          |
|                   | Braided Cloth        | 10%   | 2-4               | \$106,000      | 2055               | **             | 1           |                |          |
|                   |                      | Insulation Aged, Extent : Light, Area Affected : 100%                 |                   |                |                    |                |             |                |          |
|                   |                      | Location : Throughout   |                   |                |                    |                |             |                |          |
|                   | Thermoplastic        | 90%   |                   |                | 2050               | **             | 1           |                |          |
| Motor Controllers |                      |   |                   |                |                    |                |             |                |          |
|                   | Locally Mounted      | 20%   |                   |                | 2043               | **             | 5           | \$800          |          |
|                   | Locally Mounted      | 50%   |                   |                | 2035               | **             | 5           | \$1,900        |          |
|                   | Locally Mounted      | 5%  |                   |                | 2028               |                | 5           | \$200          |          |
|                   | Motor Control Center | 25%   |                   |                | 2035               | **             | 5           | \$3,900        |          |
| Ground            |                      |   |                   |                |                    |                |             |                |          |
| Grounding Devices |                      |   |                   |                |                    |                |             |                |          |
|                   | Generic              | 100%  |                   |                | LIFE               | **             | 5           | \$8,500        |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Basement   |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : Main Water Pipe   |                   |                |                    |                |             |                |          |
| Stand-by Power    |                      |   |                   |                |                    |                |             |                |          |
| Transfer Switches |                      |   |                   |                |                    |                |             |                |          |
|                   | Automatic            | 100%  |                   |                | 2043               | **             | 1           | \$177,000      |          |
| Generators        |                      |   |                   |                |                    |                |             |                |          |
|                   | Diesel               | 100%  |                   |                | 2039               | **             | 1           | \$222,800      |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Generator Room   |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : Genset Rated At 600 Kilowatts. It Is In Good Condition. |                   |                |                    |                |             |                |          |
| Batteries         |                      |   |                   |                |                    |                |             |                |          |
|                   | Nickel Cadmium       | 100%  |                   |                | 2023               | \$1,800        | 5           | \$128,200      |          |
| Fuel Storage      |                      |   |                   |                |                    |                |             |                |          |
|                   | Main Tank            | 100%  |                   |                | 2058               | **             | 5           | \$16,900       |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Basement   |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : The Tank Rate Capacity Is 500 Gallons.                  |                   |                |                    |                |             |                |          |
| Lighting          |                      |   |                   |                |                    |                |             |                |          |
| Interior Lighting |                      |   |                   |                |                    |                |             |                |          |
|                   | Fluorescent          | 78%   |                   |                | 2035               | **             | 10          | \$411,500      |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Throughout The Building                                    |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : T-8 And Compact Lamps                                   |                   |                |                    |                |             |                |          |
|                   | Fluorescent          | 2%  | 2-4               | \$222,400      | 2040               | **             |             |                |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Sub-basement   |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : There Are T-12 Fixtures Which Are Obsolete.             |                   |                |                    |                |             |                |          |
|                   | Incandescent         | 5%  |                   |                | 2030               | \$556,000      | 2           | \$600          |          |
|                   | LED                  | 15%   |                   |                | 2040               | **             |             |                |          |
|                   |                      | Other Observation, Extent : Light, Area Affected : 100%               |                   |                |                    |                |             |                |          |
|                   |                      | Location : Basement   |                   |                |                    |                |             |                |          |
|                   |                      | Explanation : New LED Fixtures Installed This Year.                   |                   |                |                    |                |             |                |          |

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

| <b>Electrical</b> |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|-------------------|-----------------------|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>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>Priority</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>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>Priority</b> |

**Heating**

Energy Source

Utility Steam

100%

2040

\* \*

1

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

Conversion Equipment

Pres. Reducing

100%

2033

\* \*

5

\$34,200

Valve/LP Steam

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Heating Exchangers For Hot Water Heating Devices*

Distribution

Central Plant Steam

100%

2050

\* \*

4

\$42,500

Piping/Pmp

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%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Rooms - Penthouse**Explanation : Covered Under Air Conditioning Section***Air Conditioning**

Energy Source

Electricity

100%

2038

\* \*

1

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

| Mechanical           |                             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning     |                             |  |                   |                |                    |                |             |                |          |
| Conversion Equipment |                             |  |                   |                |                    |                |             |                |          |
|                      | Centrifugal, Elec Chiller   | 70%  |                   |                | 2043               | * *            | 1           | \$435,800      |          |
|                      |                             | Other Observation, Extent : Light, Area Affected : 70%   |                   |                |                    |                |             |                |          |
|                      |                             | Location : Basement                                      |                   |                |                    |                |             |                |          |
|                      |                             | Explanation : Refrigerant R-13a                          |                   |                |                    |                |             |                |          |
|                      | Exterior Pkg Unit - Cooling | 5%   |                   |                | 2030               | \$256,500      | 2           | \$1,800        |          |
|                      |                             | R-22 Refrigerant, Extent : Light, Area Affected : 5%     |                   |                |                    |                |             |                |          |
|                      |                             | Location : Roof  |                   |                |                    |                |             |                |          |
|                      | Window/Wall Unit            | 10%  |                   |                | 2025               | \$132,000      | 1           |                |          |
|                      | No Component                | 15%  |                   |                |                    |                |             |                |          |
| Distribution         |                             |  |                   |                |                    |                |             |                |          |
|                      | CW & CHW Wtr                | 70%  |                   |                | 2056               | * *            | 4           | \$19,800       |          |
|                      | Pipe/Pump                   |  |                   |                |                    |                |             |                |          |
|                      | No Component                | 30%  |                   |                |                    |                |             |                |          |
| Terminal Devices     |                             |  |                   |                |                    |                |             |                |          |
|                      | Air Handler/Cool/Ht         | 70%  |                   |                | 2025               | \$4,227,500    | 1           | \$249,000      |          |
|                      | No Component                | 30%  |                   |                |                    |                |             |                |          |
| Heat Rejection       |                             |  |                   |                |                    |                |             |                |          |
|                      | Water Cooling Tower         | 70%  |                   |                | 2034               | * *            | 2           | \$405,200      |          |
|                      | No Component                | 30%  |                   |                |                    |                |             |                |          |
| Ventilation          |                             |  |                   |                |                    |                |             |                |          |
| Distribution         |                             |  |                   |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers          | 100%   |                   |                | LIFE               | * *            | 2-5         | \$320,800      |          |
| Exhaust Fans         |                             |  |                   |                |                    |                |             |                |          |
|                      | Interior                    | 85%  |                   |                | 2025               | \$1,915,800    | 2           | \$15,000       |          |
|                      | Roof                        | 15%  |                   |                | 2025               | \$157,800      | 2           | \$2,600        |          |
| Plumbing             |                             |  |                   |                |                    |                |             |                |          |
| H/C Water Piping     |                             |  |                   |                |                    |                |             |                |          |
|                      | Brass/Copper                | 90%  |                   |                | 2040               | * *            | 1           |                |          |
|                      | Galvanized Steel            | 10%  | Now               | \$27,800       | 2028               | \$278,000      | 1           |                |          |
|                      |                             | Corroded, Extent : Moderate, Area Affected : 10%         |                   |                |                    |                |             |                |          |
|                      |                             | Location : Basement And Sub-basement                     |                   |                |                    |                |             |                |          |
|                      | HW Heat Exchanger           |  |                   |                |                    |                |             |                |          |
|                      | Steam Fired                 | 100%   |                   |                | 2040               | * *            | 4           | \$56,900       |          |
| Sanitary Piping      |                             |  |                   |                |                    |                |             |                |          |
|                      | Cast Iron                   | 100%   | Now               | \$92,700       | LIFE               | * *            | 1           |                |          |
|                      |                             | Blockage /Clogged, Extent : Moderate, Area Affected : 5% |                   |                |                    |                |             |                |          |
|                      |                             | Location : Basement                                      |                   |                |                    |                |             |                |          |
| Storm Drain Piping   |                             |  |                   |                |                    |                |             |                |          |
|                      | Cast Iron                   | 100%   | Now               | \$66,000       | LIFE               | * *            | 1           |                |          |
|                      |                             | Cracked, Extent : Moderate, Area Affected : 15%          |                   |                |                    |                |             |                |          |
|                      |                             | Location : Sub-basement                                  |                   |                |                    |                |             |                |          |
|                      |                             | Damaged, Extent : Light, Area Affected : 10%             |                   |                |                    |                |             |                |          |
|                      |                             | Location : Basement And Sub-basement                     |                   |                |                    |                |             |                |          |
| Sump Pump(s)         |                             |  |                   |                |                    |                |             |                |          |
|                      | Non-Submersible             | 100%   |                   |                | 2025               | \$96,600       | 4           | \$12,200       |          |

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

| Mechanical         |                    | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                    |  |                   |                    |         |                |             |                |          |
|                    | Sewage Ejector(s)  |  |                   |                    |         |                |             |                |          |
|                    | Electric           | 100%   | 0-2               | \$91,200           | 2035    | * *            | 4           | \$22,900       |          |
|                    |                    | Other Observation, Extent : Severe, Area Affected : 10%  |                   |                    |         |                |             |                |          |
|                    |                    | Location : Sub-basement  |                   |                    |         |                |             |                |          |
|                    |                    | Explanation : 1 Of 2 Pumps Broken  |                   |                    |         |                |             |                |          |
|                    | Backflow Preventer |  |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%   |                   |                    | 2030    | \$161,000      | 1           | \$35,200       |          |
|                    | Fixtures           |  |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%   |                   |                    |         |                |             |                |          |
| Vertical Transport |                    |  |                   |                    |         |                |             |                |          |
|                    | Elevators          |  |                   |                    |         |                |             |                |          |
|                    | Geared Traction    | 100%   |                   |                    | LIFE    | * *            |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                    |                    | Location : Ten Units From Basement To 4th Floor, One Unit From Basement To 7th Floor, One Unit From Mezzanine To 6th Floor |                   |                    |         |                |             |                |          |
|                    |                    | Explanation : 12 Units   |                   |                    |         |                |             |                |          |
| Fire Suppression   |                    |  |                   |                    |         |                |             |                |          |
|                    | Standpipe          |  |                   |                    |         |                |             |                |          |
|                    | Generic            | 100%   |                   |                    | 2030    | \$2,640,300    | 1-5         | \$290,000      |          |
|                    | Sprinkler          |  |                   |                    |         |                |             |                |          |
|                    | No Component       | 90%  |                   |                    |         |                |             |                |          |
|                    | Generic            | 10%  |                   |                    | 2040    | * *            | 1-2         | \$16,100       |          |

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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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**  
**Asset # : 2057**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |  | Priority |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|--|----------|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost |  |          |
| Exterior   |            |                   |                |         |                    |             |                |  |          |
| Exterior Walls   |            |                   |                |         |                    |             |                |  |          |
| Copper/Terne   | 3%         |                   |                | 2051    | **                 | 10          | \$51,300       |  |          |
| Masonry: Brick   | 30%        |                   |                | LIFE    | **                 | 5           | \$437,500      |  |          |
| Recent Repair Evident, Extent : Light, Area Affected : 2%      |            |                   |                |         |                    |             |                |  |          |
| Location : Inner Courtyard                                     |            |                   |                |         |                    |             |                |  |          |
| Masonry: Granite   | 10%        | Now               | \$202,800      | LIFE    | **                 | 5           | \$54,700       |  |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout  |            |                   |                |         |                    |             |                |  |          |
| Masonry: Limestone   | 11%        | Now               | \$515,300      | LIFE    | **                 | 5           | \$60,200       |  |          |
| Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout  |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |            |                   |                |         |                    |             |                |  |          |
| Location : Chiller Room  |            |                   |                |         |                    |             |                |  |          |
| Thermally Inefficient, Extent : Moderate, Area Affected : 100% |            |                   |                |         |                    |             |                |  |          |
| Location : Chiller Room  |            |                   |                |         |                    |             |                |  |          |
| Parapets   |            |                   |                |         |                    |             |                |  |          |
| Masonry: Brick   | 40%        | Now               | \$248,800      | LIFE    | **                 | 5           | \$36,700       |  |          |
| Spalling, Extent : Moderate, Area Affected : 20%               |            |                   |                |         |                    |             |                |  |          |
| Location : Interior Face                                       |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Other Observation, Extent : Moderate, Area Affected : 100%     |            |                   |                |         |                    |             |                |  |          |
| Location : East Side   |            |                   |                |         |                    |             |                |  |          |
| Explanation : Green Roof                                       |            |                   |                |         |                    |             |                |  |          |
| Modified Bitumen   | 65%        | Now               | \$2,110,200    | 2041    | **                 |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout  |            |                   |                |         |                    |             |                |  |          |
| Plaza Roof: Stone Panels                                       | 20%        | Now               | \$419,900      | 2041    | **                 |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 30%      |            |                   |                |         |                    |             |                |  |          |
| Location : Over Chiller Room                                   |            |                   |                |         |                    |             |                |  |          |
| Soffits  |            |                   |                |         |                    |             |                |  |          |
| Masonry: Limestone   | 100%       |                   |                | LIFE    | **                 | 5           |                |  |          |

**Interior**

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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 |          |
| Interior  |            |                   |                |                    |                |             |                |          |
| Floors  |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 15%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| Vinyl Tile 9" X 9"  | 5%         | Now               | \$537,900      | 2041               | **             | 3           | \$15,600       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 100% |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete                                      | 3%         | Now               | \$731,800      | LIFE               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%  |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%      |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| Wood  | 10%        |                   |                | LIFE               | **             | 5           | \$1,311,700    |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Free Standing Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone   | 100%       |                   |                | 2041               | **             |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone   | 100%       | Now               | \$27,400       | 2041               | **             |             |                |          |
| Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10% |            |                   |                |                    |                |             |                |          |
| Location : Stone Walls Along Perimeter                      |            |                   |                |                    |                |             |                |          |
| Misaligned/Bulging, Extent : Light, Area Affected : 10%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |            |                   |                |                    |                |             |                |          |

*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 |                |          |
|--------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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 \$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 \* \*

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

## 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**

| Electrical        |                          | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|-------------------|--------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System            | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |  |                   |                    |         |                |             |                |          |
| Wiring            |                          |  |                   |                    |         |                |             |                |          |
|                   | Braided Cloth            | 40%  |                   |                    | 2030    | \$424,000      | 1           |                |          |
|                   | Thermoplastic            | 30%  |                   |                    | 2031    | \$318,000      | 1           |                |          |
|                   | Thermoplastic            | 30%  |                   |                    | 2057    | **             | 1           |                |          |
| Motor Controllers |                          |  |                   |                    |         |                |             |                |          |
|                   | Locally Mounted          | 65%  |                   |                    | 2029    |                | 5           | \$2,400        |          |
|                   | Locally Mounted          | 20%  |                   |                    | 2044    | **             | 5           | \$700          |          |
|                   | Variable Frequency Drive | 15%  |                   |                    | 2048    | **             |             |                |          |
| Ground            |                          |  |                   |                    |         |                |             |                |          |
| Grounding Devices |                          |  |                   |                    |         |                |             |                |          |
|                   | Generic                  | 50%  |                   |                    | LIFE    | **             | 5           | \$8,200        |          |
|                   | Generic                  | 50%  |                   |                    | LIFE    | **             | 5           | \$8,200        |          |
| Stand-by Power    |                          |  |                   |                    |         |                |             |                |          |
| Transfer Switches |                          |  |                   |                    |         |                |             |                |          |
|                   | Automatic                | 100%   |                   |                    | 2044    | **             | 1           | \$170,900      |          |
| Generators        |                          |  |                   |                    |         |                |             |                |          |
|                   | Diesel                   | 100%   |                   |                    | 2040    | **             | 1           | \$215,200      |          |
| Batteries         |                          |  |                   |                    |         |                |             |                |          |
|                   | Lead/Acid                | 100%   |                   |                    | 2025    | \$1,800        | 5           | \$20,600       |          |
| Fuel Storage      |                          |  |                   |                    |         |                |             |                |          |
|                   | Day Tank                 | 50%  |                   |                    | 2047    | **             | 5           | \$51,500       |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Generator Room - Roof<br>Explanation : One 275 Gallons               |                   |                    |         |                |             |                |          |
|                   | Main Tank                | 50%  |                   |                    | 2059    | **             | 5           | \$8,200        |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : One 20,000 Gallon                          |                   |                    |         |                |             |                |          |
| Lighting          |                          |  |                   |                    |         |                |             |                |          |
| Interior Lighting |                          |  |                   |                    |         |                |             |                |          |
|                   | Fluorescent              | 85%  |                   |                    | 2036    | **             | 10          | \$433,100      |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-8 Lamps                   |                   |                    |         |                |             |                |          |
|                   | Fluorescent              | 5%   |                   |                    | 2036    | **             | 10          | \$25,500       |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Ground Floor And Hallways<br>Explanation : Compact Fluorescent Lamps |                   |                    |         |                |             |                |          |
|                   | LED                      | 10%  |                   |                    | 2039    | **             |             |                |          |
| Egress Lighting   |                          |  |                   |                    |         |                |             |                |          |
|                   | Emergency, Service       | 40%  |                   |                    | 2039    | **             | 1           |                |          |
|                   | Emergency, Battery       | 15%  |                   |                    | 2036    | **             | 10          | \$20,100       |          |
|                   | Exit, Service            | 10%  |                   |                    | 2036    | **             | 1           |                |          |
|                   | Exit, Battery            | 35%  |                   |                    | 2036    | **             | 10          | \$13,100       |          |
| Exterior Lighting |                          |  |                   |                    |         |                |             |                |          |
|                   | 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**

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

**Alarm**

Security System  
Generic

100%

2036

\* \*

1

\$207,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2036

\* \*

1-3

\$342,400

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

**Heating**

Energy Source

Fuel Oil No 2

100%

2051

\* \*

5

\$172,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : 2 Oil Tanks Each 20,000 Gallons*

Conversion Equipment

Steam Boiler

100%

Now

\$79,200

2036

\* \*

1

\$495,200

*Leak Evident, Extent : Severe, Area Affected : 30%**Location : No.3 Boiler Tubes**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 3 Units*

Distribution

Steam Piping/Pump

100%

2041

\* \*

Terminal Devices

Convactor/Radiator

95%

2029

\$3,112,000

1

\$170,500

Unit Heater - Steam

5%

2031

\$109,400

4

\$3,800

**Air Conditioning**

Energy Source

Electricity

100%

2039

\* \*

1

Conversion Equipment

Centrifugal, Elec Chiller

50%

2034

\* \*

1

\$300,600

*R-22 Refrigerant, Extent : Light, Area Affected : 50%**Location : Ground Floor Air Conditioning Room*Interior Pkg Unit -  
Cooling

5%

2025

\$1,143,900

2

\$1,700

Split Unit

10%

2036

\* \*

Window/Wall Unit

5%

2026

\$63,800

1

No Component

30%

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE**  
**Asset # : 2057**

| Mechanical         |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |                        |  |                   |                |                    |                |             |                |          |
| Distribution       |                        |  |                   |                |                    |                |             |                |          |
|                    | CW & CHW Wtr Pipe/Pump | 50%  | Now               | \$261,200      | 2061               | **             | 4           | \$13,700       |          |
|                    |                        | Corroded, Extent : Severe, Area Affected : 20%                         |                   |                |                    |                |             |                |          |
|                    |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                    |                        | Leak Evident, Extent : Severe, Area Affected : 40%                     |                   |                |                    |                |             |                |          |
|                    |                        | Location : Various Locations   |                   |                |                    |                |             |                |          |
|                    | No Component           | 50%  |                   |                |                    |                |             |                |          |
| Terminal Devices   |                        |  |                   |                |                    |                |             |                |          |
|                    | Fan Coil - 2 Pipe      | 50%  | Now               | \$81,500       | 2031               | \$4,074,600    | 1           | \$80,700       |          |
|                    |                        | Other Observation, Extent : Moderate, Area Affected : 20%              |                   |                |                    |                |             |                |          |
|                    |                        | Location : Various Locations   |                   |                |                    |                |             |                |          |
|                    |                        | Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks |                   |                |                    |                |             |                |          |
|                    | No Component           | 50%  |                   |                |                    |                |             |                |          |
| Heat Rejection     |                        |  |                   |                |                    |                |             |                |          |
|                    | Water Cooling Tower    | 50%  | Now               | \$81,300       | 2025               | \$812,700      | 2           | \$223,700      |          |
|                    |                        | Damaged, Extent : Severe, Area Affected : 25%                          |                   |                |                    |                |             |                |          |
|                    |                        | Location : Inside The Unit On Roof                                     |                   |                |                    |                |             |                |          |
|                    | No Component           | 50%  |                   |                |                    |                |             |                |          |
| Ventilation        |                        |  |                   |                |                    |                |             |                |          |
| Distribution       |                        |  |                   |                |                    |                |             |                |          |
|                    | Ductwork/Diffusers     | 100%   | Now               | \$112,800      | LIFE               | **             | 2-5         | \$309,800      |          |
|                    |                        | Leak Evident, Extent : Light, Area Affected : 15%                      |                   |                |                    |                |             |                |          |
|                    |                        | Location : Dampers And Throughout                                      |                   |                |                    |                |             |                |          |
| 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           |                |          |
|                    |                        | Corroded, Extent : Severe, Area Affected : 100%                        |                   |                |                    |                |             |                |          |
|                    |                        | Location : Water Main Valve In Basement                                |                   |                |                    |                |             |                |          |
| 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           |                |          |
|                    |                        | Blockage /Clogged, Extent : Severe, Area Affected : 5%                 |                   |                |                    |                |             |                |          |
|                    |                        | Location : Ceiling Of Refrigeration Room On Ground Floor               |                   |                |                    |                |             |                |          |
| 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**

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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031   |
|-----------------------|------------------|------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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**  
**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 |          |
| Exterior  |            |                   |                |                    |                |             |                |          |
| Exterior Walls  |            |                   |                |                    |                |             |                |          |
| 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       |          |
| Windows   |            |                   |                |                    |                |             |                |          |
| Aluminum  | 70%        |                   |                | 2047               | **             | 5           | \$6,900        |          |
| Bronze/Brass  | 30%        |                   |                | 2039               | **             | 5           | \$18,500       |          |
| Other Observation, Extent : Moderate, Area Affected : 100%                      |            |                   |                |                    |                |             |                |          |
| Location : Throughout - Front Facade  |            |                   |                |                    |                |             |                |          |
| Explanation : Painted Landmark Windows Of Which Substantial Amount Are Peeling. |            |                   |                |                    |                |             |                |          |
| Parapets  |            |                   |                |                    |                |             |                |          |
| Cast Stone/Terra Cotta  | 5%         | 0-2               | \$1,600        | LIFE               | **             | 5           | \$1,700        |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%                         |            |                   |                |                    |                |             |                |          |
| Location : Upper Roof   |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Other Observation, Extent : Light, Area Affected : 20%                          |            |                   |                |                    |                |             |                |          |
| Location : North And East Walls   |            |                   |                |                    |                |             |                |          |
| Explanation : Stucco Finish   |            |                   |                |                    |                |             |                |          |
| Metal Rail  | 10%        |                   |                | 2048               | **             | 5-10        | \$8,000        |          |
| Pre-Cast Concrete   | 5%         |                   |                | LIFE               | **             | 5           | \$2,800        |          |
| Roof  |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Soffits   |            |                   |                |                    |                |             |                |          |
| Cement-Fiber Panel  | 50%        |                   |                | 2036               | **             | 10          |                |          |
| Granite Panels  | 50%        |                   |                | LIFE               | **             | 5           |                |          |

**Interior**

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

| Architecture   |                        | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type         | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior       |                        |   |                   |                |                    |                |             |                |          |
| Floors         |                        |   |                   |                |                    |                |             |                |          |
|                | Carpet                 | 15%   | 0-2               | \$26,100       | 2027               | \$130,700      | 3           | \$13,100       |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                |                        | Worn/Eroded, Extent : Moderate, Area Affected : 25%             |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout   |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete | 5%  |                   |                | LIFE               | **             | 5           | \$12,700       |          |
|                |                        | Paint Peeling, Extent : Light, Area Affected : 25%              |                   |                |                    |                |             |                |          |
|                |                        | Location : Basement And Sub-basement                            |                   |                |                    |                |             |                |          |
|                | Ceramic Tile           | 5%  |                   |                | 2034               | **             | 5           | \$2,900        |          |
|                | Marble Panels          | 5%  | Now               | \$30,900       | LIFE               | **             | 5           | \$2,200        |          |
|                |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair   |                   |                |                    |                |             |                |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair   |                   |                |                    |                |             |                |          |
|                | Quarry Tile            | 10%   | Now               | \$19,600       | 2036               | **             | 5           | \$4,400        |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Ground Floor Lobby                                   |                   |                |                    |                |             |                |          |
|                | 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        |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair And Toilets                               |                   |                |                    |                |             |                |          |
|                | 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       |          |
|                |                        | Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair   |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 20%       |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair   |                   |                |                    |                |             |                |          |
| Ceilings       |                        |   |                   |                |                    |                |             |                |          |
|                | AcousTileSusp.Lay-In   | 60%   |                   |                | 2044               | **             | 5           | \$34,200       |          |
|                |                        | Staining/Discoloring, Extent : Light, Area Affected : 2%        |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout 5th And 6th Floors                        |                   |                |                    |                |             |                |          |
|                | Glass: Susp Panels     | 2%  |                   |                | LIFE               | **             | 10          | \$900          |          |
|                |                        | Other Observation, Extent : Light, Area Affected : 100%         |                   |                |                    |                |             |                |          |
|                |                        | Location : Over Main Stair                                      |                   |                |                    |                |             |                |          |
|                |                        | Explanation : Decorative Infill Panels At Skylight              |                   |                |                    |                |             |                |          |
|                | Masonry:Vault Struct   | 10%   |                   |                | LIFE               | **             | 10          | \$2,800        |          |
|                | Plaster                | 28%   |                   |                | LIFE               | **             | 5-10        | \$27,400       |          |
|                |                        | Paint Peeling, Extent : Light, Area Affected : 2%               |                   |                |                    |                |             |                |          |
|                |                        | Location : Main Stair   |                   |                |                    |                |             |                |          |

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

| 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 |  |

## 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

\* \*

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

## 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

80%

2048

\* \*

Drive

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$1,100

## Lighting

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

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

**Lighting**

## Interior Lighting

Fluorescent

96%

2039

\* \*

10

\$31,700

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

2%

2039

\* \*

10

\$700

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Hallways*

Fluorescent

2%

2026

\$13,900

10

\$700

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Theatre*

## Egress Lighting

Emergency, Battery

50%

2039

\* \*

10

\$4,300

Exit, Service

50%

2039

\* \*

1

## Exterior Lighting

Fluorescent

5%

2039

\* \*

10

\$200

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Front*

HID

10%

2039

\* \*

10

No Component

85%

**Alarm**

## Security System

No Component

70%

Generic

30%

2039

\* \*

1

\$4,000

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

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2039

\* \*

1-3

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : Fire Alarm System Was Completed Two Years Ago.*

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

**Heating**

## Energy Source

Natural Gas

100%

2041

\* \*

1

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

| Mechanical                     |   | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|--------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type          | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                        |   |                   |                |                    |                |             |                |          |
| Conversion Equipment           |   |                   |                |                    |                |             |                |          |
| Furnace                        | 15%   |                   |                | 2036               | * *            | 1           | \$2,700        |          |
|                                | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                                | Location : Roof   |                   |                |                    |                |             |                |          |
|                                | Explanation : 2 Rooftop Package Units                       |                   |                |                    |                |             |                |          |
| Hot Water Boiler               | 85%   |                   |                | 2044               | * *            | 1           | \$15,100       |          |
|                                | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                                | Location : Basement Boiler Room                             |                   |                |                    |                |             |                |          |
|                                | Explanation : 2 Units                                       |                   |                |                    |                |             |                |          |
| Distribution                   |   |                   |                |                    |                |             |                |          |
| Hot Wtr Piping/Pump            | 85%   |                   |                | 2047               | * *            | 4           | \$2,300        |          |
| No Component                   | 15%   |                   |                |                    |                |             |                |          |
| Terminal Devices               |   |                   |                |                    |                |             |                |          |
| Convactor/Radiator             | 10%   |                   |                | 2044               | * *            | 1           | \$1,200        |          |
| Fan Coil Unit/Heat             | 70%   |                   |                | 2036               | * *            | 1           | \$8,100        |          |
|                                | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                                | Location : Various  |                   |                |                    |                |             |                |          |
|                                | Explanation : See 4-pipe Units Under Cooling Terminal Units |                   |                |                    |                |             |                |          |
| Unit Heater - Hot Water        | 5%  |                   |                | 2036               | * *            |             |                |          |
| No Component                   | 15%   |                   |                |                    |                |             |                |          |
| Air Conditioning               |   |                   |                |                    |                |             |                |          |
| Energy Source                  |   |                   |                |                    |                |             |                |          |
| Electricity                    | 100%  |                   |                | 2047               | * *            | 1           |                |          |
| Conversion Equipment           |   |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller    | 70%   |                   |                | 2036               | * *            | 1           | \$11,700       |          |
|                                | Other Observation, Extent : Light, Area Affected : 70%      |                   |                |                    |                |             |                |          |
|                                | Location : Roof   |                   |                |                    |                |             |                |          |
|                                | Explanation : 1 New Unit. R-410a.                           |                   |                |                    |                |             |                |          |
| Ext Pkg Unit - Heating/Cooling | 20%   |                   |                | 2036               | * *            | 2           | \$400          |          |
|                                | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                                | Location : Roof   |                   |                |                    |                |             |                |          |
|                                | Explanation : 2 Rooftop Package Units. R-410a Refrigerant   |                   |                |                    |                |             |                |          |
| Split Unit                     | 5%  |                   |                | 2036               | * *            |             |                |          |
|                                | R-134a Refrigerant, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|                                | Location : Various  |                   |                |                    |                |             |                |          |
| Window/Wall Unit               | 5%  |                   |                | 2029               | \$4,100        | 1           |                |          |
|                                | Other Observation, Extent : Light, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                                | Location : Theaters   |                   |                |                    |                |             |                |          |
|                                | Explanation : Tenant Provided                               |                   |                |                    |                |             |                |          |
| Distribution                   |   |                   |                |                    |                |             |                |          |
| 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**

| Mechanical         |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |   |                |                   |                |                    |                |             |                |          |
|                    | 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%            |                   |                |                    |                |             |                |          |
| Ventilation        |   |                |                   |                |                    |                |             |                |          |
|                    | 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%            |                   |                |                    |                |             |                |          |
| Plumbing           |   |                |                   |                |                    |                |             |                |          |
|                    | H/C Water Piping  |                |                   |                |                    |                |             |                |          |
|                    | Brass/Copper  | 100%           | 4+                | \$59,100       | 2041               | **             | 1           |                |          |
|                    | Corroded, Extent : Moderate, Area Affected : 100%                             |                |                   |                |                    |                |             |                |          |
|                    | Location : Sidewalk Vault In Basement   |                |                   |                |                    |                |             |                |          |
|                    | Water Heater  |                |                   |                |                    |                |             |                |          |
|                    | Electric  | 20%            |                   |                | 2026               | \$7,000        | 4           | \$100          |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement   |                |                   |                |                    |                |             |                |          |
|                    | Explanation : 25 Gallons  |                |                   |                |                    |                |             |                |          |
|                    | Gas Fired   | 80%            |                   |                | 2026               | \$19,300       | 2           | \$400          |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement   |                |                   |                |                    |                |             |                |          |
|                    | Explanation : 100 Gallons   |                |                   |                |                    |                |             |                |          |
|                    | Sanitary Piping   |                |                   |                |                    |                |             |                |          |
|                    | Cast Iron   | 100%           | 4+                | \$58,000       | LIFE               | **             | 1           |                |          |
|                    | Corroded, Extent : Moderate, Area Affected : 100%                             |                |                   |                |                    |                |             |                |          |
|                    | Location : Sidewalk Vault In Basement   |                |                   |                |                    |                |             |                |          |
|                    | Storm Drain Piping  |                |                   |                |                    |                |             |                |          |
|                    | Cast Iron   | 100%           | 2-4               | \$8,300        | LIFE               | **             | 1           |                |          |
|                    | Corroded, Extent : Moderate, Area Affected : 100%                             |                |                   |                |                    |                |             |                |          |
|                    | Location : Sidewalk Vault In Basement   |                |                   |                |                    |                |             |                |          |
|                    | Sump Pump(s)  |                |                   |                |                    |                |             |                |          |
|                    | Non-Submersible   | 100%           |                   |                | 2026               | \$6,000        | 4           | \$1,100        |          |
|                    | Fixtures  |                |                   |                |                    |                |             |                |          |
|                    | Generic   | 100%           |                   |                |                    |                |             |                |          |
| Vertical Transport |   |                |                   |                |                    |                |             |                |          |
|                    | Elevators   |                |                   |                |                    |                |             |                |          |
|                    | Geared Traction   | 100%           |                   |                | LIFE               | **             |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                       |                |                   |                |                    |                |             |                |          |
|                    | Location : 1 Unit From Basement To 6th Floor, 1 Unit From Ground To 6th Floor |                |                   |                |                    |                |             |                |          |
|                    | Explanation : 2 Units   |                |                   |                |                    |                |             |                |          |
| Fire Suppression   |   |                |                   |                |                    |                |             |                |          |
|                    | 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>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>Priority</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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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** : 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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022            | FY 2023            | FY 2024            | FY 2025            |
|-----------------------|--------------------|--------------------|--------------------|--------------------|
| 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.

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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  |            |                   |                |         |                    |             |                |  |          |
| 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      |  |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 15%            |            |                   |                |         |                    |             |                |  |          |
| Location : West Facade At Window Lintels, Floors 2, 3, 6 And Breezeway. |            |                   |                |         |                    |             |                |  |          |
| Vertical Cracks, Extent : Moderate, Area Affected : 1%                  |            |                   |                |         |                    |             |                |  |          |
| Location : Tower Walls Between 36th And 38th Floors                     |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 1%                |            |                   |                |         |                    |             |                |  |          |
| Location : 5th Floor Cornice On East Elevation                          |            |                   |                |         |                    |             |                |  |          |
| Windows   |            |                   |                |         |                    |             |                |  |          |
| Aluminum  | 95%        | Now               | \$524,400      | 2039    | **                 | 5           | \$106,400      |  |          |
| Air Infiltration, Extent : Moderate, Area Affected : 30%                |            |                   |                |         |                    |             |                |  |          |
| Location : Throughout   |            |                   |                |         |                    |             |                |  |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 1%          |            |                   |                |         |                    |             |                |  |          |
| Location : 25th Floor At Renovation Area                                |            |                   |                |         |                    |             |                |  |          |
| Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%           |            |                   |                |         |                    |             |                |  |          |
| Location : Various Locations Throughout                                 |            |                   |                |         |                    |             |                |  |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 20%              |            |                   |                |         |                    |             |                |  |          |
| Location : Various Locations Throughout                                 |            |                   |                |         |                    |             |                |  |          |
| Bronze/Brass  | 5%         | 0-2               | \$46,000       | 2039    | **                 | 5           | \$35,000       |  |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 1%          |            |                   |                |         |                    |             |                |  |          |
| Location : Entry Vestibule  |            |                   |                |         |                    |             |                |  |          |
| Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%           |            |                   |                |         |                    |             |                |  |          |
| Location : 1st Floor On North Elevation                                 |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Other Observation, Extent : Moderate, Area Affected : 100%              |            |                   |                |         |                    |             |                |  |          |
| Location : 26th Floor   |            |                   |                |         |                    |             |                |  |          |
| Explanation : Painted Surface   |            |                   |                |         |                    |             |                |  |          |
| Modified Bitumen  | 65%        | Now               | \$56,300       | 2031    | \$1,125,300        |             |                |  |          |
| Blisters, Extent : Moderate, Area Affected : 5%                         |            |                   |                |         |                    |             |                |  |          |
| Location : 36th Floor   |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%                |            |                   |                |         |                    |             |                |  |          |
| Location : 36th Floor   |            |                   |                |         |                    |             |                |  |          |
| Other Observation, Extent : Light, Area Affected : 5%                   |            |                   |                |         |                    |             |                |  |          |
| Location : 36th Floor   |            |                   |                |         |                    |             |                |  |          |
| Explanation : Water Was Present Inside Blisters                         |            |                   |                |         |                    |             |                |  |          |
| Panel/Paver: Cer/Brk  | 20%        | Now               | \$57,700       | 2041    | **                 |             |                |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 20%               |            |                   |                |         |                    |             |                |  |          |
| Location : Over Chiller Room In Sub-basement - From Con Edison Vault    |            |                   |                |         |                    |             |                |  |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%                     |            |                   |                |         |                    |             |                |  |          |
| Location : Efflorescence - East Plaza At Grade                          |            |                   |                |         |                    |             |                |  |          |

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

| Architecture   |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior   |                        |                |                   |                |                    |                |             |                |          |
| Soffits  |                        |                |                   |                |                    |                |             |                |          |
|  | Cast Stone/Terra Cotta | 1%             | 4+                | \$96,700       | LIFE               | **             | 5           | \$13,200       |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 1% |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower Soffit On 38th Floor                          |                        |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%        |                        |                |                   |                |                    |                |             |                |          |
| Location : Various Soffits                                     |                        |                |                   |                |                    |                |             |                |          |
| Explanation : This Is Actually A Guastavino Terracotta Tile    |                        |                |                   |                |                    |                |             |                |          |
|  | 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      |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 1% |                        |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement And 38th Floor                         |                        |                |                   |                |                    |                |             |                |          |
| Horizontal Cracks, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Pump Room, Old Subway Station                       |                        |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement At Generator Room                      |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Staining/discoloring                             |                        |                |                   |                |                    |                |             |                |          |
|  | Ceramic Tile           | 2%             |                   |                | 2040               | **             | 5           | \$29,500       |          |
|  | Mosaic Tile            | 15%            |                   |                | 2036               | **             | 5           | \$552,800      |          |
| Horizontal Cracks, Extent : Moderate, Area Affected : 15%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                        |                |                   |                |                    |                |             |                |          |
|  | 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%             |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%          |                        |                |                   |                |                    |                |             |                |          |
| Location : South Wing Of 25th Floor                            |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Under Construction                               |                        |                |                   |                |                    |                |             |                |          |

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

| Architecture  |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |          |  |
|---|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Interior  |            |                   |                |         |                    |             |                |          |  |
| Interior Walls  |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete  | 3%         | Now               | \$430,800      | LIFE    | **                 |             |                |          |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 10%           |            |                   |                |         |                    |             |                |          |  |
| Location : Pump Room, Old Subway Station                          |            |                   |                |         |                    |             |                |          |  |
| Spalling, Extent : Severe, Area Affected : 15%                    |            |                   |                |         |                    |             |                |          |  |
| Location : Sub-basement At Refrigeration Emergency Generator Room |            |                   |                |         |                    |             |                |          |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 10%      |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout Basement                                    |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%         |            |                   |                |         |                    |             |                |          |  |
| Location : Sub-basement At Refrigeration Emergency Generator Room |            |                   |                |         |                    |             |                |          |  |
| Ceramic Tile  | 3%         |                   |                | 2040    | **                 | 5           | \$29,000       |          |  |
| Concrete Masonry Unit   | 5%         |                   |                | LIFE    | **                 | 5           | \$38,600       |          |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 2%       |            |                   |                |         |                    |             |                |          |  |
| Location : Basement, Electircal Room                              |            |                   |                |         |                    |             |                |          |  |
| Glass: Single Pane  | 3%         |                   |                | LIFE    | **                 | 5           | \$43,400       |          |  |
| Gypsum Board  | 29%        |                   |                | LIFE    | **                 | 5-10        | \$475,800      |          |  |
| Masonry: Brick  | 5%         | Now               | \$442,500      | LIFE    | **                 |             |                |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 1%    |            |                   |                |         |                    |             |                |          |  |
| Location : 36th To 38th Floor Tower                               |            |                   |                |         |                    |             |                |          |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 2%            |            |                   |                |         |                    |             |                |          |  |
| Location : Pump Room  |            |                   |                |         |                    |             |                |          |  |
| Efflorescence, Extent : Moderate, Area Affected : 2%              |            |                   |                |         |                    |             |                |          |  |
| Location : 36th To 38th Floor Tower                               |            |                   |                |         |                    |             |                |          |  |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout Basement                                    |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 1%          |            |                   |                |         |                    |             |                |          |  |
| Location : 36th To 38th Floor Tower                               |            |                   |                |         |                    |             |                |          |  |
| Metal: Cage/Fence   | 2%         |                   |                | LIFE    | **                 | 10          | \$3,900        |          |  |
| Other Observation, Extent : Light, Area Affected : 100%           |            |                   |                |         |                    |             |                |          |  |
| Location : Elevator Lobbies                                       |            |                   |                |         |                    |             |                |          |  |
| Explanation : Decorative Metal Grilles                            |            |                   |                |         |                    |             |                |          |  |
| Marble Panels   | 10%        |                   |                | LIFE    | **                 | 10          | \$38,600       |          |  |
| Diagonal Cracks, Extent : Moderate, Area Affected : 1%            |            |                   |                |         |                    |             |                |          |  |
| Location : 25th Floor   |            |                   |                |         |                    |             |                |          |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 3%                |            |                   |                |         |                    |             |                |          |  |
| Location : 25th Floor   |            |                   |                |         |                    |             |                |          |  |
| Plaster   | 38%        | Now               | \$69,200       | LIFE    | **                 | 5           | \$110,000      |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 1%         |            |                   |                |         |                    |             |                |          |  |
| Location : 38th Floor   |            |                   |                |         |                    |             |                |          |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20%       |            |                   |                |         |                    |             |                |          |  |
| Location : Stair To 26 And 38th Floor                             |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%         |            |                   |                |         |                    |             |                |          |  |
| Location : 38th Floor   |            |                   |                |         |                    |             |                |          |  |

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

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| No Component  |            | 2%                |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |          |
| Location : South Wing On 25th Floor                                 |            |                   |                |                    |                |             |                |          |
| Explanation : Undr Construction                                     |            |                   |                |                    |                |             |                |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| AcousTileConcealSpLn  | 14%        |                   |                | 2036               | * *            | 5           | \$258,000      |          |
| AcousTileSusp.Lay-In  | 35%        |                   |                | 2044               | * *            | 5           | \$516,000      |          |
| Exposed Concrete  | 5%         | Now               | \$836,600      | LIFE               | * *            | 5           | \$11,500       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%          |            |                   |                |                    |                |             |                |          |
| Location : Various Areas In Sub-basement                            |            |                   |                |                    |                |             |                |          |
| Exposed Reinforcement, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |          |
| Location : Various Areas In Sub-basement                            |            |                   |                |                    |                |             |                |          |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 15%         |            |                   |                |                    |                |             |                |          |
| Location : Various Areas In Sub-basement                            |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%           |            |                   |                |                    |                |             |                |          |
| Location : Various Areas In Sub-basement                            |            |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Severe, Area Affected : 5%              |            |                   |                |                    |                |             |                |          |
| Location : Sub-basement Corridor Adjacent To Oil Tank Room          |            |                   |                |                    |                |             |                |          |
| Explanation : Spalling Concrete                                     |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 2%         |                   |                | LIFE               | * *            | 5-10        | \$101,400      |          |
| Masonry: Marble   | 2%         |                   |                | LIFE               | * *            | 1           |                |          |
| Plaster   | 40%        | Now               | \$182,000      | LIFE               | * *            | 5           | \$368,500      |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 1%           |            |                   |                |                    |                |             |                |          |
| Location : 38th Floor   |            |                   |                |                    |                |             |                |          |
| Loose/Delam Surface, Extent : Moderate, Area Affected : 1%          |            |                   |                |                    |                |             |                |          |
| Location : 38th Floor   |            |                   |                |                    |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 1%         |            |                   |                |                    |                |             |                |          |
| Location : 38th Floor   |            |                   |                |                    |                |             |                |          |
| No Component  |            | 2%                |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%               |            |                   |                |                    |                |             |                |          |
| Location : South Wing Of 25th Floor                                 |            |                   |                |                    |                |             |                |          |
| Explanation : Under Construction                                    |            |                   |                |                    |                |             |                |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Iron Picket   | 100%       |                   |                | 2051               | * *            |             |                |          |
| Free Standing Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 15%        |                   |                | 2051               | * *            |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%             |            |                   |                |                    |                |             |                |          |
| Location : Colonnade At Entrance                                    |            |                   |                |                    |                |             |                |          |
| Explanation : This Is Actually Pre-cast Concrete At Column Capitals |            |                   |                |                    |                |             |                |          |
| Masonry: Fieldstone   | 85%        |                   |                | 2041               | * *            |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%             |            |                   |                |                    |                |             |                |          |
| Location : Colonnade At Entrance                                    |            |                   |                |                    |                |             |                |          |
| Explanation : This Is Actually Granite                              |            |                   |                |                    |                |             |                |          |

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\*\* 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 |                |          |
|------------------|------------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| 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%           |                   |  | 2036               |                | * *         |                |          |
| On-Site Walkways |                        |                |                   |  |                    |                |             |                |          |
|                  | Cast in Place Concrete | 40%            | Now               | \$48,800   | 2036               |                | * *         |                |          |
|                  |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                    |                |             |                |          |
|                  |                        |                |                   | Location : South Side Of Building By Subway Entrance           |                    |                |             |                |          |
|                  | Masonry: Granite       | 20%            | Now               | \$31,700   | LIFE               |                | * *         |                |          |
|                  |                        |                |                   | Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |                    |                |             |                |          |
|                  |                        |                |                   | Location : Entrance Steps On East Elevation                    |                    |                |             |                |          |
|                  |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                    |                |             |                |          |
|                  |                        |                |                   | Location : West Entry  |                    |                |             |                |          |
|                  |                        |                |                   | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                    |                |             |                |          |
|                  |                        |                |                   | Location : Entrance Steps On East Elevation                    |                    |                |             |                |          |
|                  |                        |                |                   | Misaligned/Bulging, Extent : Moderate, Area Affected : 2%      |                    |                |             |                |          |
|                  |                        |                |                   | Location : West Entry  |                    |                |             |                |          |
|                  | Pavers/Stone           | 40%            | Now               | \$20,500   | 2034               |                | * *         |                |          |
|                  |                        |                |                   | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                    |                |             |                |          |
|                  |                        |                |                   | Location : Southwest Corner Of Building                        |                    |                |             |                |          |

| Electrical      |                          | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                          |   |                   |                    |         |                |             |                |          |
|                 | Service Equipment        |   |                   |                    |         |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |                   |                    | 2051    | * *            | 5           | \$4,200        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                 |                          | Location : Electrical Room  |                   |                    |         |                |             |                |          |
|                 |                          | Explanation : Three 6,000 Ampere Bolted Pressure Switch Main Disconnects; Four 4,000 Ampere Bolted Pressure Main Disconnects. |                   |                    |         |                |             |                |          |
|                 |                          |   |                   |                    |         |                |             |                |          |
|                 | Transformers             |   |                   |                    |         |                |             |                |          |
|                 | Dry Type                 | 50%   |                   |                    | 2029    | \$9,300        | 5           | \$1,800        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                 |                          | Location : Electrical Room  |                   |                    |         |                |             |                |          |
|                 |                          | Explanation : Three 1,000 Kilovolt-ampere, 480/208/120 Volts  |                   |                    |         |                |             |                |          |
|                 | Dry Type                 | 50%   |                   |                    | 2044    | * *            | 5           | \$1,800        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                 |                          | Location : Electrical Room  |                   |                    |         |                |             |                |          |
|                 |                          | Explanation : Two 500 Kilovolt-ampere, 480/277/208 Volts  |                   |                    |         |                |             |                |          |
|                 |                          |   |                   |                    |         |                |             |                |          |
|                 | Switchgear / Switchboard |   |                   |                    |         |                |             |                |          |
|                 | 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**

| Electrical  |                          | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|--------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type           | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |                |                   |                |                    |                |             |                |          |
| Raceway   |                          |                |                   |                |                    |                |             |                |          |
|   | Busway                   | 5%             |                   |                | 2036               | **             | 1           |                |          |
|   | Conduit                  | 40%            |                   |                | 2031               | \$741,300      | 1           |                |          |
|   | Conduit                  | 50%            |                   |                | 2051               | **             | 1           |                |          |
|   | Conduit                  | 5%             | 0-2               | \$92,700       | 2061               | **             | 1           |                |          |
| Corroded, Extent : Severe, Area Affected : 100%           |                          |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement Corridor (Diesel Tank Area)       |                          |                |                   |                |                    |                |             |                |          |
| Panelboards   |                          |                |                   |                |                    |                |             |                |          |
|   | 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       |          |
| Wiring  |                          |                |                   |                |                    |                |             |                |          |
|   | Braided Cloth            | 15%            | 2-4               | \$429,600      | 2056               | **             | 1           |                |          |
| Insulation Aged, Extent : Severe, Area Affected : 100%    |                          |                |                   |                |                    |                |             |                |          |
| Location : Throughout The Building                        |                          |                |                   |                |                    |                |             |                |          |
|   | Busway                   | 5%             |                   |                | 2036               | **             | 1           |                |          |
|   | Thermoplastic            | 25%            |                   |                | 2041               | **             | 1           |                |          |
|   | Thermoplastic            | 55%            |                   |                | 2051               | **             | 1           |                |          |
| Motor Controllers   |                          |                |                   |                |                    |                |             |                |          |
|   | 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               | **             |             |                |          |
| Not Functioning, Extent : Light, Area Affected : 100%     |                          |                |                   |                |                    |                |             |                |          |
| Location : Mechanical Room                                |                          |                |                   |                |                    |                |             |                |          |
|   | Variable Frequency Drive | 5%             |                   |                | 2029               | \$1,700        |             |                |          |
| Ground  |                          |                |                   |                |                    |                |             |                |          |
| Grounding Devices   |                          |                |                   |                |                    |                |             |                |          |
|   | Generic                  | 100%           |                   |                | LIFE               | **             | 5           | \$28,900       |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Basement                                       |                          |                |                   |                |                    |                |             |                |          |
| Explanation : Grounding System Installed In 2019.         |                          |                |                   |                |                    |                |             |                |          |
| Stand-by Power  |                          |                |                   |                |                    |                |             |                |          |
| Transfer Switches   |                          |                |                   |                |                    |                |             |                |          |
|   | Automatic                | 100%           |                   |                | 2044               | **             | 1           | \$303,000      |          |
| Generators  |                          |                |                   |                |                    |                |             |                |          |
|   | Diesel                   | 100%           |                   |                | 2040               | **             | 1           | \$381,400      |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                          |                |                   |                |                    |                |             |                |          |
| Location : Generator Room                                 |                          |                |                   |                |                    |                |             |                |          |
| Explanation : Emergency Generator Rated At 1352 Kilowatts |                          |                |                   |                |                    |                |             |                |          |
| Batteries   |                          |                |                   |                |                    |                |             |                |          |
|   | Lead/Acid                | 100%           |                   |                | 2025               | \$1,800        | 5           | \$36,500       |          |

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

| Electrical        |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|-------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System            | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power    |                    |   |                   |                    |         |                |             |                |          |
|                   | Fuel Storage       |   |                   |                    |         |                |             |                |          |
|                   | Day Tank           | 50%   |                   |                    | 2047    | * *            | 5           | \$91,400       |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Generator Room In Basement                               |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : 550 Gallon Capacity                                   |                   |                    |         |                |             |                |          |
|                   | Main Tank          | 50%   |                   |                    | 2059    | * *            | 5           | \$14,500       |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Basement   |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : 15,000 Gallons Rated Capacity                         |                   |                    |         |                |             |                |          |
| Lighting          |                    |   |                   |                    |         |                |             |                |          |
|                   | Interior Lighting  |   |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 70%   |                   |                    | 2031    | \$4,618,200    | 10          | \$632,400      |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                                  |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : T-8 Lamps   |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 10%   |                   |                    | 2026    | \$659,700      | 10          | \$90,300       |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                                  |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : T-12 Lamps  |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 10%   |                   |                    | 2031    | \$659,700      | 10          | \$90,300       |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Corridors And Basement                                   |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : Compact Fluorescent Lamps                             |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 5%  |                   |                    | 2036    | * *            | 10          | \$45,200       |          |
|                   |                    | T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |          |
|                   |                    | Location : Upper Floors   |                   |                    |         |                |             |                |          |
|                   | LED                | 5%  |                   |                    | 2039    | * *            |             |                |          |
| Egress Lighting   |                    |   |                   |                    |         |                |             |                |          |
|                   | Emergency, Battery | 40%   |                   |                    | 2031    | \$624,800      | 10          | \$95,100       |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                                  |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : Some Lighting Fixtures Are Equipped With Battery Pack |                   |                    |         |                |             |                |          |
|                   | Emergency, Battery | 10%   |                   |                    | 2036    | * *            | 10          | \$23,800       |          |
|                   | Exit, Battery      | 50%   |                   |                    | 2036    | * *            | 10          | \$33,200       |          |
| Exterior Lighting |                    |   |                   |                    |         |                |             |                |          |
|                   | HID                | 20%   |                   |                    | 2031    | \$874,800      | 10          | \$600          |          |
|                   | LED                | 10%   |                   |                    | 2039    | * *            |             |                |          |
|                   | No Component       | 70%   |                   |                    |         |                |             |                |          |
| Alarm             |                    |   |                   |                    |         |                |             |                |          |
|                   | Security System    |   |                   |                    |         |                |             |                |          |
|                   | No Component       | 70%   |                   |                    |         |                |             |                |          |
|                   | Generic            | 30%   |                   |                    | 2036    | * *            | 1           | \$110,400      |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|                   |                    | Location : Lobby And Corridors                                      |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : CCTV Surveillance Camera System                       |                   |                    |         |                |             |                |          |

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

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

**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*

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

**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**

| Mechanical       |                             | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|------------------|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component Type              | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning |                             |  |                   |                |                    |                |             |                |          |
|                  | Conversion Equipment        |  |                   |                |                    |                |             |                |          |
|                  | Absorption Chiller/Steam/HW | 5%   |                   |                | 2034               | **             | 1           | \$53,300       |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Sub-basement<br>Explanation : 3 Units  |                   |                |                    |                |             |                |          |
|                  | Centrifugal, Elec Chiller   | 20%  |                   |                | 2034               | **             | 1           | \$213,200      |          |
|                  | Interior Pkg Unit - Cooling | 10%  | 0-2               | \$811,200      | 2025               | \$4,055,900    | 2           | \$4,800        |          |
|                  |                             | Other Observation, Extent : Severe, Area Affected : 100%<br>Location : Various Locations<br>Explanation : End Of Useful Life   |                   |                |                    |                |             |                |          |
|                  | 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           |                |          |
| Distribution     |                             |  |                   |                |                    |                |             |                |          |
|                  | CW & CHW Wtr Pipe/Pump      | 45%  |                   |                | 2041               | **             | 4           | \$21,800       |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout<br>Explanation : Chilled And Condenser Water Pumps And Piping   |                   |                |                    |                |             |                |          |
|                  | No Component                | 55%  |                   |                |                    |                |             |                |          |
| Terminal Devices |                             |  |                   |                |                    |                |             |                |          |
|                  | Fan Coil - 2 Pipe           | 30%  |                   |                | 2031               | \$6,191,300    | 1           | \$95,400       |          |
|                  | No Component                | 70%  |                   |                |                    |                |             |                |          |
| Heat Rejection   |                             |  |                   |                |                    |                |             |                |          |
|                  | Water Cooling Tower         | 45%  | 0-2               | \$370,500      | 2029               | \$1,852,400    | 2           | \$356,900      |          |
|                  |                             | Leak Evident, Extent : Severe, Area Affected : 100%<br>Location : Induced Draft Cell Number At Roof<br>Other Observation, Extent : Light, Area Affected : 100%<br>Location : 26th Floor Of Roof<br>Explanation : 2 Units. 1 Forced Draft Unit Serves Dual Temperature System For Adjacent Building. 1 Induced Draft Unit Serves Centre Street. |                   |                |                    |                |             |                |          |
|                  | No Component                | 55%  |                   |                |                    |                |             |                |          |
| Ventilation      |                             |  |                   |                |                    |                |             |                |          |
|                  | Distribution                |  |                   |                |                    |                |             |                |          |
|                  | Ductwork/Diffusers          | 90%  |                   |                | LIFE               | **             | 2-5         | \$782,600      |          |
|                  | No Component                | 10%  |                   |                |                    |                |             |                |          |

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

| Mechanical  |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|-------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System      | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation |                    |  |                   |                |                    |                |             |                |          |
|             | Exhaust Fans       |  |                   |                |                    |                |             |                |          |
|             | Interior           | 20%  |                   |                | 2031               | \$771,900      | 2           | \$6,000        |          |
|             | No Component       | 80%  |                   |                |                    |                |             |                |          |
|             |                    | Other Observation, Extent : Light, Area Affected : 0%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Throughout Mechanical Rooms   |                   |                |                    |                |             |                |          |
|             |                    | Explanation : Component Accounted For Under The Cooling Section Of This Report   |                   |                |                    |                |             |                |          |
| Plumbing    |                    |  |                   |                |                    |                |             |                |          |
|             | H/C Water Piping   |  |                   |                |                    |                |             |                |          |
|             | Brass/Copper       | 100%   | 0-2               | \$808,600      | 2041               | * *            | 1           |                |          |
|             |                    | Leak Evident, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Mains Rotting At North End Of Basement.   |                   |                |                    |                |             |                |          |
|             | Water Heater       |  |                   |                |                    |                |             |                |          |
|             | Electric           | 35%  |                   |                | 2026               | \$334,500      | 4           | \$3,000        |          |
|             |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Bathrooms Throughout  |                   |                |                    |                |             |                |          |
|             |                    | Explanation : Pipe Mounted Water Heater At Sinks And Lavatories  |                   |                |                    |                |             |                |          |
|             | No Component       | 65%  |                   |                |                    |                |             |                |          |
|             | HW Heat Exchanger  |  |                   |                |                    |                |             |                |          |
|             | Steam Fired        | 30%  |                   |                | 2031               | \$518,200      | 4           | \$43,800       |          |
|             |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Basement And 27th Floor   |                   |                |                    |                |             |                |          |
|             |                    | Explanation : Three 900 Gallon Storage Units Serving Low And Intermediate Zones In Basement Not In Use.  |                   |                |                    |                |             |                |          |
|             | Steam Fired        | 35%  |                   |                | 2041               | * *            | 4           | \$34,100       |          |
|             |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Basement  |                   |                |                    |                |             |                |          |
|             |                    | 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 |                   |                |                    |                |             |                |          |
|             | No Component       | 35%  |                   |                |                    |                |             |                |          |
|             | Sanitary Piping    |  |                   |                |                    |                |             |                |          |
|             | Cast Iron          | 100%   | 4+                | \$1,587,800    | LIFE               | * *            | 1           |                |          |
|             |                    | On Extended Life, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|             |                    | Location : Throughout  |                   |                |                    |                |             |                |          |
|             | Storm Drain Piping |  |                   |                |                    |                |             |                |          |
|             | Cast Iron          | 100%   | Now               | \$45,200       | LIFE               | * *            | 1           |                |          |
|             |                    | Blockage /Clogged, Extent : Severe, Area Affected : 2%   |                   |                |                    |                |             |                |          |
|             |                    | Location : 5th Floor Ledge   |                   |                |                    |                |             |                |          |
|             |                    | On Extended Life, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|             |                    | Location : Throughout  |                   |                |                    |                |             |                |          |
|             | Sump Pump(s)       |  |                   |                |                    |                |             |                |          |
|             | Non-Submersible    | 100%   |                   |                | 2031               | \$165,400      | 4           | \$31,200       |          |
|             | Sewage Ejector(s)  |  |                   |                |                    |                |             |                |          |
|             | Electric           | 100%   |                   |                | 2026               | \$312,400      | 4           | \$58,800       |          |

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

| Mechanical         |                    | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|--------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                    |  |                   |                |                    |                |             |                |          |
|                    | Backflow Preventer |  |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%   |                   |                | 2031               | \$275,700      | 1           | \$60,300       |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                    |                    | Location : Basement  |                   |                |                    |                |             |                |          |
|                    |                    | Explanation : In Basement  |                   |                |                    |                |             |                |          |
| Fixtures           |                    |  |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%   |                   |                |                    |                |             |                |          |
| Vertical Transport |                    |  |                   |                |                    |                |             |                |          |
|                    | Elevators          |  |                   |                |                    |                |             |                |          |
|                    | Geared Traction    | 100%   |                   |                | LIFE               |                | **          |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                    |                    | 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 |                   |                |                    |                |             |                |          |
|                    |                    | Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator. 1 Service Elevator Is In Bad Condition  |                   |                |                    |                |             |                |          |
| Fire Suppression   |                    |  |                   |                |                    |                |             |                |          |
|                    | Standpipe          |  |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%   |                   |                | 2041               | **             | 1-5         | \$496,600      |          |
| Sprinkler          |                    |  |                   |                |                    |                |             |                |          |
|                    | No Component       | 40%  |                   |                |                    |                |             |                |          |
|                    | Generic            | 10%  | 0-2               | \$106,200      | 2031               | \$1,062,200    | 1-2         | \$23,900       |          |
|                    |                    | Corroded, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                    |                    | Location : Piping Rusting Near Filter Room In Basement   |                   |                |                    |                |             |                |          |
|                    | Generic            | 50%  |                   |                | 2041               | **             | 1-2         | \$137,900      |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                    |                    | Location : Throughout  |                   |                |                    |                |             |                |          |
|                    |                    | Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated  |                   |                |                    |                |             |                |          |

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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

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031   |
|-----------------------|------------------|------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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 \*\* 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 |                |          |
|--|-------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type          | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                         |                |                   |                |                    |                |             |                |          |
| Location : Loading Dock                                      |                         |                |                   |                |                    |                |             |                |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%   |                         |                |                   |                |                    |                |             |                |          |
| Location : South Facade, East Facade                         |                         |                |                   |                |                    |                |             |                |          |
| Windows  |                         |                |                   |                |                    |                |             |                |          |
|  | Aluminum                | 97%            |                   |                | 2047               | **             | 5           | \$15,700       |          |
|  | Metal Louvers           | 3%             |                   |                | 2040               | **             | 10          | \$3,000        |          |
| Parapets   |                         |                |                   |                |                    |                |             |                |          |
|  | Metal/Glass Curt Wall   | 5%             |                   |                | 2051               | **             | 5           | \$4,500        |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                         |                |                   |                |                    |                |             |                |          |
| Location : Balconies - South Facade                          |                         |                |                   |                |                    |                |             |                |          |
| Explanation : Actually Single Pane Glass                     |                         |                |                   |                |                    |                |             |                |          |
|  | 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      |             |                |          |
| Patching Evident, Extent : Moderate, Area Affected : 5%      |                         |                |                   |                |                    |                |             |                |          |
| Location : Under Cooling Fans                                |                         |                |                   |                |                    |                |             |                |          |
| Paver Block Ballast, Extent : Moderate, Area Affected : 100% |                         |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                         |                |                   |                |                    |                |             |                |          |
| Vegetation Growth, Extent : Moderate, Area Affected : 15%    |                         |                |                   |                |                    |                |             |                |          |
| Location : At Downspouts And Within Paver Joints             |                         |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%    |                         |                |                   |                |                    |                |             |                |          |
| Location : Under Cooling Fans                                |                         |                |                   |                |                    |                |             |                |          |
| Soffits  |                         |                |                   |                |                    |                |             |                |          |
|  | Metal Panel             | 60%            |                   |                | 2051               | **             | 5-10        |                |          |
|  | Stucco Cement           | 40%            |                   |                | 2044               | **             | 5           |                |          |
| Interior   |                         |                |                   |                |                    |                |             |                |          |
| Floors   |                         |                |                   |                |                    |                |             |                |          |
|  | Carpet                  | 30%            |                   |                | 2030               | \$419,300      | 3           | \$45,500       |          |
|  | Cast in Place Concrete  | 10%            |                   |                | LIFE               | **             | 5           | \$44,200       |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                         |                |                   |                |                    |                |             |                |          |
| Location : Throughout  |                         |                |                   |                |                    |                |             |                |          |
| Explanation : Epoxy Coating                                  |                         |                |                   |                |                    |                |             |                |          |
|  | 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**

| Architecture        |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System              | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior            |  |                |                   |                |                    |                |             |                |          |
| Interior Walls      |  |                |                   |                |                    |                |             |                |          |
|                     | 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        |          |
|                     | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |          |
|                     | Location : First Floor, Lobby                            |                |                   |                |                    |                |             |                |          |
|                     | Explanation : This Component Is Actually Slate Panels    |                |                   |                |                    |                |             |                |          |
|                     | Wood   | 5%             |                   |                | LIFE               | **             | 5           | \$27,300       |          |
| Ceilings            |  |                |                   |                |                    |                |             |                |          |
|                     | AcousTileSusp.Lay-In                                     | 60%            | Now               | \$10,600       | 2044               | **             | 5           | \$30,300       |          |
|                     | Water Penetration, Extent : Moderate, Area Affected : 5% |                |                   |                |                    |                |             |                |          |
|                     | Location : Entrance To Command Center - 3rd Floor        |                |                   |                |                    |                |             |                |          |
|                     | Exposed Concrete   | 25%            |                   |                | LIFE               | **             | 5-10        | \$31,600       |          |
|                     | Gypsum Board   | 15%            |                   |                | LIFE               | **             | 5-10        | \$52,100       |          |
| Site Enclosure      |  |                |                   |                |                    |                |             |                |          |
| Fence/Gates         |  |                |                   |                |                    |                |             |                |          |
|                     | Aluminum Picket  | 85%            |                   |                | 2051               | **             |             |                |          |
|                     | Aluminum Rail  | 15%            |                   |                | 2044               | **             | 5-10        |                |          |
| Free Standing Walls |  |                |                   |                |                    |                |             |                |          |
|                     | Masonry: Fieldstone                                      | 100%           |                   |                | 2051               | **             |             |                |          |
|                     | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                |                    |                |             |                |          |
|                     | Location : Loading Dock Area At Rear                     |                |                   |                |                    |                |             |                |          |
|                     | Explanation : This Is Actually A Limestone Clad Wall     |                |                   |                |                    |                |             |                |          |
| Retaining Walls     |  |                |                   |                |                    |                |             |                |          |
|                     | Cast in Place Concrete                                   | 100%           |                   |                | 2066               | **             |             |                |          |
| Site Pavements      |  |                |                   |                |                    |                |             |                |          |
| Public Sidewalk     |  |                |                   |                |                    |                |             |                |          |
|                     | Cast in Place Concrete                                   | 100%           |                   |                | 2044               | **             |             |                |          |
| On-Site Walkways    |  |                |                   |                |                    |                |             |                |          |
|                     | Cast in Place Concrete                                   | 100%           |                   |                | 2044               | **             |             |                |          |
| Parking/Driveway    |  |                |                   |                |                    |                |             |                |          |
|                     | Asphalt  | 75%            |                   |                | 2034               | **             |             |                |          |
|                     | Cast in Place Concrete                                   | 25%            |                   |                | 2044               | **             |             |                |          |

| 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%       |                   |                | 2051               | **             | 5           | \$300          |          |  |
| Other Observation, Extent : Light, Area Affected : 100%                 |            |                   |                |                    |                |             |                |          |  |
| Location : Electrical Room  |            |                   |                |                    |                |             |                |          |  |
| Explanation : Two Main Service Disconnect Switch Rated At 4,000 Amperes |            |                   |                |                    |                |             |                |          |  |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**  
**Asset # : 14126**

| Electrical      |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |  |                |                   |                    |         |                |             |                |          |
|                 | 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    | **             |             |                |          |
| Ground          |  |                |                   |                    |         |                |             |                |          |
|                 | Grounding Devices  |                |                   |                    |         |                |             |                |          |
|                 | Generic  | 100%           |                   |                    | LIFE    | **             | 5           | \$2,000        |          |
| Stand-by Power  |  |                |                   |                    |         |                |             |                |          |
|                 | Transfer Switches  |                |                   |                    |         |                |             |                |          |
|                 | Automatic  | 100%           |                   |                    | 2044    | **             | 1           | \$20,800       |          |
|                 | Generators   |                |                   |                    |         |                |             |                |          |
|                 | Diesel   | 100%           |                   |                    | 2040    | **             | 1           | \$26,200       |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement Generator Room<br>Explanation : Emergency Generator Rated At 1,400 Kilowatts Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis |                |                   |                    |         |                |             |                |          |
|                 | Batteries  |                |                   |                    |         |                |             |                |          |
|                 | Nickel Cadmium   | 100%           |                   |                    | 2026    | \$1,600        | 5           | \$15,100       |          |
|                 | Fuel Storage   |                |                   |                    |         |                |             |                |          |
|                 | Main Tank  | 100%           |                   |                    | 2059    | **             | 5           | \$2,000        |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : 8,000 Gallons Rated Capacity   |                |                   |                    |         |                |             |                |          |
| Lighting        |  |                |                   |                    |         |                |             |                |          |
|                 | Interior Lighting  |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent  | 70%            |                   |                    | 2036    | **             | 10          | \$43,400       |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-8 Lamps   |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent  | 10%            |                   |                    | 2036    | **             | 10          | \$6,200        |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Corridors<br>Explanation : T-5 Lamps   |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent  | 10%            |                   |                    | 2036    | **             | 10          | \$6,200        |          |
|                 | Compact Fluorescent Light, Extent : Light, Area Affected : 100%<br>Location : Corridors And Stair Case   |                |                   |                    |         |                |             |                |          |
|                 | LED  | 10%            |                   |                    | 2036    | **             |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**  
**Asset # : 14126**

| Electrical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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 |                   |                    |         |                |             |                |          |
| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                             |   |                   |                    |         |                |             |                |          |
|                  | Energy Source               |   |                   |                    |         |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2057    | **             | 1           |                |          |
|                  |                             | 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           |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**  
**Asset # : 14126**

| Mechanical       |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning |                                |   |                   |                    |         |                |             |                |          |
|                  | Conversion Equipment           |   |                   |                    |         |                |             |                |          |
|                  | Interior Pkg Unit - Cooling    | 5%  |                   |                    | 2032    | **             | 2           | \$200          |          |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Computer Room<br>Explanation : 2 Units  |                   |                    |         |                |             |                |          |
|                  | Ext Pkg Unit - Heating/Cooling | 90%   |                   |                    | 2036    | **             | 2           | \$3,700        |          |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Roof<br>Explanation : 3 Units   |                   |                    |         |                |             |                |          |
|                  | Split Unit                     | 5%  |                   |                    | 2031    | \$73,100       |             |                |          |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Audio Visual Rooms And Roof<br>Explanation : 2 Units Serve Audio Visual Rooms |                   |                    |         |                |             |                |          |
| Distribution     |                                |   |                   |                    |         |                |             |                |          |
|                  | CW & CHW Wtr Pipe/Pump         | 5%  |                   |                    | 2051    | **             | 4           | \$200          |          |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : Glycol Water Pumps Associated With Dry Cooler       |                   |                    |         |                |             |                |          |
|                  | No Component                   | 95%   |                   |                    |         |                |             |                |          |
| Heat Rejection   |                                |   |                   |                    |         |                |             |                |          |
|                  | Dry Cooler                     | 5%  |                   |                    | 2031    | \$18,600       | 2           | \$2,400        |          |
|                  | No Component                   | 95%   |                   |                    |         |                |             |                |          |
| Ventilation      |                                |   |                   |                    |         |                |             |                |          |
|                  | Distribution                   |   |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers             | 100%  |                   |                    | LIFE    | **             | 2-5         | \$59,600       |          |
|                  | Exhaust Fans                   |   |                   |                    |         |                |             |                |          |
|                  | Roof                           | 100%  |                   |                    | 2031    | \$113,800      | 2           | \$2,100        |          |
| Plumbing         |                                |   |                   |                    |         |                |             |                |          |
|                  | H/C Water Piping               |   |                   |                    |         |                |             |                |          |
|                  | Brass/Copper                   | 100%  |                   |                    | 2051    | **             | 1           |                |          |
|                  | Water Heater                   |   |                   |                    |         |                |             |                |          |
|                  | Gas Fired                      | 100%  |                   |                    | 2026    | \$41,800       | 2           | \$1,000        |          |
|                  |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Basement<br>Explanation : Two 150-gallon Units                                |                   |                    |         |                |             |                |          |
|                  | Sanitary Piping                |   |                   |                    |         |                |             |                |          |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                  | Storm Drain Piping             |   |                   |                    |         |                |             |                |          |
|                  | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                  | Backflow Preventer             |   |                   |                    |         |                |             |                |          |
|                  | Generic                        | 100%  |                   |                    | 2036    | **             | 1           | \$4,100        |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**NYC EMERGENCY MANAGEMENT HEADQUARTERS**

**Asset # : 14126**

| Mechanical         |                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           | Fixtures       |  |                   |                    |         |                |             |                |          |
|                    | Generic        | 100%   |                   |                    |         |                |             |                |          |
|                    |                | Low Consumption Fixtures, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                    |                | Location : Throughout  |                   |                    |         |                |             |                |          |
| Vertical Transport | Elevators      |  |                   |                    |         |                |             |                |          |
|                    | Hydraulic      | 100%   |                   |                    | LIFE    |                | **          |                |          |
|                    |                | Other Observation, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |          |
|                    |                | Location : Basement To 3rd Floor                               |                   |                    |         |                |             |                |          |
|                    |                | Explanation : Two Units  |                   |                    |         |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024          | FY 2025          |
|-----------------------|------------------|-----------------|------------------|------------------|
| 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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 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**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| 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               |            |  |                |                    |                |             |                |          |
| Exterior Walls         |            |  |                |                    |                |             |                |          |
| Masonry: Brick         | 20%        | Now  | \$454,900      | LIFE               | **             | 5           | \$46,400       |          |
|                        |            | Cracking/Crumbling, Extent : Moderate, Area Affected : 30% |                |                    |                |             |                |          |
|                        |            | Location : Throughout                                      |                |                    |                |             |                |          |
|                        |            | Sidewalk Shed in Use, Extent : Light, Area Affected : 30%  |                |                    |                |             |                |          |
|                        |            | Location : West Elevation                                  |                |                    |                |             |                |          |
|                        |            | Spalling, Extent : Moderate, Area Affected : 10%           |                |                    |                |             |                |          |
|                        |            | Location : North And South Elevations Of Penthouse         |                |                    |                |             |                |          |
| Metal/Glass Curt Wall  | 73%        |  |                | LIFE               | **             | 5           | \$634,900      |          |
| Metal Panel            | 2%         |  |                | 2051               | **             | 5-10        | \$31,900       |          |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |          |
|                        |            | Location : Penthouse                                       |                |                    |                |             |                |          |
|                        |            | Explanation : Metal Panel Cladding On East Elevation       |                |                    |                |             |                |          |
| Marble Panels          | 5%         |  |                | LIFE               | **             | 5           | \$17,400       |          |
| Windows                |            |  |                |                    |                |             |                |          |
| Aluminum               | 100%       |  |                | 2039               | **             | 5           | \$18,000       |          |
| Parapets               |            |  |                |                    |                |             |                |          |
| Masonry: Brick         | 30%        |  |                | LIFE               | **             | 5-10        | \$16,300       |          |
| Metal/Glass Curt Wall  | 30%        |  |                | 2051               | **             | 5           | \$9,200        |          |
| Metal Panel            | 40%        |  |                | 2041               | **             | 5           | \$12,300       |          |
| Roof                   |            |  |                |                    |                |             |                |          |
| Modified Bitumen       | 100%       |  |                | 2026               | \$1,086,100    | 10          | \$73,900       |          |
|                        |            | Patching Evident, Extent : Moderate, Area Affected : 20%   |                |                    |                |             |                |          |
|                        |            | Location : Main Roof                                       |                |                    |                |             |                |          |
| Soffits                |            |  |                |                    |                |             |                |          |
| Glass: Special Gauge   | 10%        |  |                | LIFE               | **             | 1           |                |          |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |          |
|                        |            | Location : East Elevation                                  |                |                    |                |             |                |          |
|                        |            | Explanation : Awning Over Entry Area                       |                |                    |                |             |                |          |
| Stucco Cement          | 90%        |  |                | 2036               | **             | 5           |                |          |
|                        |            | Other Observation, Extent : Light, Area Affected : 100%    |                |                    |                |             |                |          |
|                        |            | Location : West Elevation                                  |                |                    |                |             |                |          |
|                        |            | Explanation : Exterior Balcony Soffits                     |                |                    |                |             |                |          |
| Interior               |            |  |                |                    |                |             |                |          |
| Floors                 |            |  |                |                    |                |             |                |          |
| 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       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| Architecture  |            | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|---|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type   | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |            |                   |                |                    |                |             |                |          |
| Interior Walls  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 10%        | Now               | \$39,800       | LIFE               | * *            |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%<br>Location : West Wall In Boiler Room   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile  | 5%         |                   |                | 2040               | * *            | 5           | \$14,500       |          |
| Concrete Masonry Unit   | 15%        |                   |                | LIFE               | * *            | 5           | \$34,900       |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%<br>Location : Stairwells, Basement   |            |                   |                |                    |                |             |                |          |
| Gypsum Board  | 50%        |                   |                | LIFE               | * *            | 5-10        | \$247,000      |          |
| Plaster   | 20%        |                   |                | LIFE               | * *            | 5-10        | \$49,400       |          |
| Ceilings  |            |                   |                |                    |                |             |                |          |
| 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       |          |
| Site Enclosure  |            |                   |                |                    |                |             |                |          |
| Fence/Gates   |            |                   |                |                    |                |             |                |          |
| Chain Link  | 100%       |                   |                | 2031               |                |             |                |          |
| Retaining Walls   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$900          | 2051               | * *            |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : Various Walls At Parking Area And Adjacent To Generator  |            |                   |                |                    |                |             |                |          |
| Site Pavements  |            |                   |                |                    |                |             |                |          |
| Public Sidewalk   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       |                   |                | 2036               | * *            |             |                |          |
| On-Site Walkways  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete  | 100%       | Now               | \$25,800       | 2036               | * *            |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%<br>Location : East Elevation At Entry  |            |                   |                |                    |                |             |                |          |
| Parking/Driveway  |            |                   |                |                    |                |             |                |          |
| Asphalt   | 100%       | Now               | \$380,500      | 2046               | * *            |             |                |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 50%<br>Location : Rear Parking Area And Ramp<br>Potholes, Extent : Moderate, Area Affected : 30%<br>Location : Rear Parking Area And Ramp<br>Sinking/Subsiding, Extent : Moderate, Area Affected : 20%<br>Location : Rear Parking Area And Ramp |            |                   |                |                    |                |             |                |          |

| 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

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**

| Electrical  |                          | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type           | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |                |                   |                    |         |                |             |                |          |
| Service Equipment                                       |                          |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw            | 100%           |                   |                    | 2041    | **             | 5           | \$600          |          |
| Other Observation, Extent : Light, Area Affected : 100% |                          |                |                   |                    |         |                |             |                |          |
| Location : Electrical Room                              |                          |                |                   |                    |         |                |             |                |          |
| Explanation : One 3,000 Amperes Main Disconnect Switch  |                          |                |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard                                |                          |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw            | 70%            |                   |                    | 2051    | **             | 5           | \$500          |          |
|   | Fused Disc Sw            | 30%            |                   |                    | 2031    | \$79,400       | 5           | \$200          |          |
| Raceway   |                          |                |                   |                    |         |                |             |                |          |
|   | Conduit                  | 80%            |                   |                    | 2051    | **             | 1           |                |          |
|   | Conduit                  | 20%            |                   |                    | 2041    | **             | 1           |                |          |
| Panelboards   |                          |                |                   |                    |         |                |             |                |          |
|   | 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        |          |
| Wiring  |                          |                |                   |                    |         |                |             |                |          |
|   | Thermoplastic            | 70%            |                   |                    | 2051    | **             | 1           |                |          |
|   | Thermoplastic            | 30%            |                   |                    | 2041    | **             | 1           |                |          |
| Motor Controllers                                       |                          |                |                   |                    |         |                |             |                |          |
|   | Locally Mounted          | 20%            |                   |                    | 2036    | **             | 5           | \$200          |          |
|   | Motor Control Center     | 70%            |                   |                    | 2036    | **             | 5           | \$2,900        |          |
|   | Variable Frequency Drive | 10%            |                   |                    | 2044    | **             |             |                |          |
| Ground  |                          |                |                   |                    |         |                |             |                |          |
| Grounding Devices                                       |                          |                |                   |                    |         |                |             |                |          |
|   | Not Accessible           | 100%           |                   |                    |         |                |             |                |          |
| Stand-by Power  |                          |                |                   |                    |         |                |             |                |          |
| Transfer Switches                                       |                          |                |                   |                    |         |                |             |                |          |
|   | Automatic                | 100%           |                   |                    | 2044    | **             | 1           | \$46,200       |          |
| Other Observation, Extent : Light, Area Affected : 100% |                          |                |                   |                    |         |                |             |                |          |
| Location : Electrical Room                              |                          |                |                   |                    |         |                |             |                |          |
| Explanation : Automatic Transfer Switch                 |                          |                |                   |                    |         |                |             |                |          |
| Generators  |                          |                |                   |                    |         |                |             |                |          |
|   | Diesel                   | 100%           |                   |                    | 2040    | **             | 1           | \$58,100       |          |
| Other Observation, Extent : Light, Area Affected : 100% |                          |                |                   |                    |         |                |             |                |          |
| Location : Outside                                      |                          |                |                   |                    |         |                |             |                |          |
| Explanation : One 275 Kilowatts                         |                          |                |                   |                    |         |                |             |                |          |
| Batteries   |                          |                |                   |                    |         |                |             |                |          |
|   | Lead/Acid                | 100%           |                   |                    | 2024    | \$1,600        | 5           | \$5,600        |          |
| Fuel Storage  |                          |                |                   |                    |         |                |             |                |          |
|   | Not Accessible           | 100%           |                   |                    |         |                |             |                |          |
| Lighting  |                          |                |                   |                    |         |                |             |                |          |

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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**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

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

**Lighting**

## Interior Lighting

## Fluorescent

75%

2036

\* \*

10

\$103,200

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

## Fluorescent

5%

2036

\* \*

10

\$6,900

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Lobby And Some Areas*

## LED

20%

2039

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lobby, 8th And 7th Floor**Explanation : New LED Lighting*

## Egress Lighting

## Emergency, Service

48%

2036

\* \*

1

## Emergency, Battery

2%

2036

\* \*

10

\$700

## Exit, LED

50%

2059

\* \*

1

## Exterior Lighting

## LED

100%

2039

\* \*

**Alarm**

## Security System

## No Component

60%

## Generic

40%

2036

\* \*

1

\$22,400

## Fire/Smoke Detection

## No Component

60%

## Generic, Digital

40%

2036

\* \*

1-3

\$37,000

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

**Heating**

## Energy Source

## Natural Gas

100%

2041

\* \*

1

## Distribution

## Hot Wtr Piping/Pump

100%

2-4

\$11,900

2047

\* \*

4

\$7,400

*Corroded, Extent : Moderate, Area Affected : 15%**Location : Air Handling System Pump P-2. Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Pump Sets For Air Handling Units And 3 Pump Sets For Perimeter Heat.*

## Terminal Devices

## 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

*Other Observation, Extent : Light, Area Affected : 60%**Location : Serves Perimeter Of Building**Explanation : Dual Temperature Fan Coil Units*

*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**

| Mechanical  |                                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type                 | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning  |                                |                |                   |                    |         |                |             |                |          |
| Energy Source   |                                |                |                   |                    |         |                |             |                |          |
|   | Electricity                    | 10%            |                   |                    | 2039    | **             | 1           |                |          |
|   | Natural Gas                    | 90%            |                   |                    | 2041    | **             | 1           |                |          |
| Conversion Equipment  |                                |                |                   |                    |         |                |             |                |          |
|   | Absorption Chiller/Direct Fire | 90%            | 0-2               | \$56,700           | 2031    | \$2,836,200    | 1           | \$131,500      |          |
| Corroded, Extent : Severe, Area Affected : 30%                                    |                                |                |                   |                    |         |                |             |                |          |
| Location : Chilled And Hot Water Flanged Connections To Piping At Units. Basement |                                |                |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                                |                |                   |                    |         |                |             |                |          |
| Location : Basement   |                                |                |                   |                    |         |                |             |                |          |
| Explanation : Double Effect Chiller - Heaters. Unit No 1 Of 3 In Repair           |                                |                |                   |                    |         |                |             |                |          |
|   | Interior Pkg Unit - Cooling    | 10%            |                   |                    | 2025    | \$569,100      | 2           | \$900          |          |
| Distribution  |                                |                |                   |                    |         |                |             |                |          |
|   | CW & CHW Wtr Pipe/Pump         | 100%           |                   |                    | 2031    | \$185,700      | 4           | \$11,100       |          |
| Terminal Devices  |                                |                |                   |                    |         |                |             |                |          |
|   | No Component                   | 90%            |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0%                             |                                |                |                   |                    |         |                |             |                |          |
| Location : Basement   |                                |                |                   |                    |         |                |             |                |          |
| Explanation : See Heating Units   |                                |                |                   |                    |         |                |             |                |          |
|   | No Component                   | 10%            |                   |                    |         |                |             |                |          |
| Heat Rejection  |                                |                |                   |                    |         |                |             |                |          |
|   | Dry Cooler                     | 10%            |                   |                    | 2026    | \$82,800       | 2           | \$10,400       |          |
|   | Water Cooling Tower            | 90%            |                   |                    | 2025    | \$519,900      | 2           | \$135,900      |          |
| Ventilation   |                                |                |                   |                    |         |                |             |                |          |
| Distribution  |                                |                |                   |                    |         |                |             |                |          |
|   | Ductwork/Diffusers             | 100%           |                   |                    | LIFE    | **             | 2-5         | \$132,400      |          |
| Exhaust Fans  |                                |                |                   |                    |         |                |             |                |          |
|   | Interior                       | 90%            |                   |                    | 2026    | \$487,400      | 2           | \$4,100        |          |
|   | Roof                           | 10%            |                   |                    | 2026    | \$25,300       | 2           | \$500          |          |
| Plumbing  |                                |                |                   |                    |         |                |             |                |          |
| H/C Water Piping  |                                |                |                   |                    |         |                |             |                |          |
|   | Brass/Copper                   | 100%           |                   |                    | 2031    | \$1,134,700    | 1           |                |          |
| Water Heater  |                                |                |                   |                    |         |                |             |                |          |
|   | Gas Fired                      | 100%           |                   |                    | 2024    | \$92,800       | 2           | \$2,200        |          |
| Other Observation, Extent : Light, Area Affected : 100%                           |                                |                |                   |                    |         |                |             |                |          |
| Location : Basement   |                                |                |                   |                    |         |                |             |                |          |
| Explanation : 1 100- Gallon And 1 125- Gallon Unit                                |                                |                |                   |                    |         |                |             |                |          |
| Sanitary Piping   |                                |                |                   |                    |         |                |             |                |          |
|   | Cast Iron                      | 100%           |                   |                    | LIFE    | **             | 1           |                |          |
| Storm Drain Piping  |                                |                |                   |                    |         |                |             |                |          |
|   | Cast Iron                      | 100%           |                   |                    | LIFE    | **             | 1           |                |          |
| Sewage Ejector(s)   |                                |                |                   |                    |         |                |             |                |          |
|   | Electric                       | 100%           |                   |                    | 2026    | \$43,800       | 4           | \$9,000        |          |
| Backflow Preventer  |                                |                |                   |                    |         |                |             |                |          |
|   | Generic                        | 100%           |                   |                    | 2031    | \$38,700       | 1           | \$9,200        |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OFFICE BUILDING JUDICIAL CENTER**  
**Asset # : 4381**

| Mechanical         |                 | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|-----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                 |   |                   |                    |         |                |             |                |          |
|                    | Fixtures        |   |                   |                    |         |                |             |                |          |
|                    | Generic         | 100%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                 |   |                   |                    |         |                |             |                |          |
|                    | Elevators       |   |                   |                    |         |                |             |                |          |
|                    | Geared Traction | 100%  |                   |                    | LIFE    |                | * *         |                |          |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |         |                |             |                |          |
|                    |                 | Location : 1 Unit From Basement To 9th Floor, 2 Units From 1st To 9th Floor |                   |                    |         |                |             |                |          |
|                    |                 | Explanation : 3 Units   |                   |                    |         |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| 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       |                    |  |                   |                |                    |                |             |                |          |
| Exterior Walls |                    |  |                   |                |                    |                |             |                |          |
|                | Fiberglass Panel   | 1%   |                   |                | 2041               | **             | 5           | \$8,200        |          |
|                | Masonry: Brick     | 86%  |                   |                | LIFE               | **             | 5           | \$187,700      |          |
|                |                    | Vertical Cracks, Extent : Moderate, Area Affected : 1%<br>Location : Cultural Center   |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone | 10%  | Now               | \$129,200      | LIFE               | **             | 5           | \$16,400       |          |
|                |                    | Spalling, Extent : Moderate, Area Affected : 5%<br>Location : Main Entrance<br>Staining/Discoloring, Extent : Moderate, Area Affected : 10%<br>Location : Main Entrance  |                   |                |                    |                |             |                |          |
|                | Granite Panels     | 3%   |                   |                | LIFE               | **             | 5           | \$4,900        |          |
|                |                    | Recent Construction, Extent : Light, Area Affected : 4%<br>Location : Cultural Center  |                   |                |                    |                |             |                |          |
| Windows        |                    |  |                   |                |                    |                |             |                |          |
|                | Aluminum           | 100%   |                   |                | 2044               | **             | 5           | \$71,600       |          |
|                |                    | Water Penetration, Extent : Light, Area Affected : 1%<br>Location : Stairwell Window   |                   |                |                    |                |             |                |          |
| Parapets       |                    |  |                   |                |                    |                |             |                |          |
|                | Masonry: Brick     | 83%  | Now               | \$278,900      | LIFE               | **             | 5           | \$22,300       |          |
|                |                    | Painted Surfaces, Extent : Moderate, Area Affected : 50%<br>Location : Interior Face<br>Spalling, Extent : Moderate, Area Affected : 25%<br>Location : Interior Face<br>Worn/Eroded, Extent : Light, Area Affected : 25%<br>Location : Interior Face |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone | 10%  | Now               | \$30,500       | LIFE               | **             | 5           | \$3,400        |          |
|                |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%<br>Location : Coping<br>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%<br>Location : Coping  |                   |                |                    |                |             |                |          |
|                | 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 |                |          |
|------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type  | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior               |   |                   |                |                    |                |             |                |          |
| Roof                   |   |                   |                |                    |                |             |                |          |
| Metal Panel            | 15%   |                   |                | 2045               | **             | 10          | \$42,800       |          |
|                        | Recent Construction, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                        | Location : Cultural Center                                |                   |                |                    |                |             |                |          |
| Modified Bitumen       | 75%   | Now               | \$343,200      | 2033               | **             |             |                |          |
|                        | Blisters, Extent : Moderate, Area Affected : 10%          |                   |                |                    |                |             |                |          |
|                        | Location : West Side                                      |                   |                |                    |                |             |                |          |
|                        | Patching Evident, Extent : Moderate, Area Affected : 25%  |                   |                |                    |                |             |                |          |
|                        | Location : Throughout                                     |                   |                |                    |                |             |                |          |
| Single Ply Membrane    | 5%  |                   |                | 2036               | **             | 10          | \$7,800        |          |
|                        | Recent Construction, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                        | Location : Cultural Center                                |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass  | 5%  |                   |                | 2054               | **             | 10          | \$25,900       |          |
|                        | Recent Installation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                        | Location : Cultural Center                                |                   |                |                    |                |             |                |          |
| 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**

| 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 |
| Site Enclosure      |  |                |                   |                |                    |                |             |                |          |
|                     | Fence/Gates  |                |                   |                |                    |                |             |                |          |
|                     | Chain Link   | 15%            |                   |                | 2048               |                | * *         |                |          |
|                     | Iron Picket  | 85%            | 0-2               | \$20,300       | 2048               |                | * *         |                |          |
|                     | Corrosion/Rusting, Extent : Moderate, Area Affected : 25%      |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Deteriorated Finish, Extent : Moderate, Area Affected : 25%    |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
| Free Standing Walls |  |                |                   |                |                    |                |             |                |          |
|                     | Masonry: Brick   | 100%           |                   |                | 2038               |                | * *         |                |          |
| Retaining Walls     |  |                |                   |                |                    |                |             |                |          |
|                     | Masonry: Brick   | 75%            | 0-2               | \$10,300       | 2038               |                | * *         |                |          |
|                     | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Masonry: Fieldstone  | 25%            | 2-4               | \$800          | 2038               |                | * *         |                |          |
|                     | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
| Site Pavements      |  |                |                   |                |                    |                |             |                |          |
|                     | Public Sidewalk  |                |                   |                |                    |                |             |                |          |
|                     | Cast in Place Concrete   | 90%            |                   |                | 2033               |                | * *         |                |          |
|                     | Pavers/Stone   | 10%            |                   |                | 2041               |                | * *         |                |          |
| On-Site Walkways    |  |                |                   |                |                    |                |             |                |          |
|                     | Asphalt  | 25%            | 0-2               | \$6,300        | 2031               | \$62,900       |             |                |          |
|                     | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Cast in Place Concrete   | 50%            |                   |                | 2041               |                | * *         |                |          |
|                     | Pavers/Stone   | 25%            |                   |                | 2031               | \$303,600      |             |                |          |
| Parking/Driveway    |  |                |                   |                |                    |                |             |                |          |
|                     | Asphalt  | 100%           | 0-2               | \$237,300      | 2031               | \$1,186,700    |             |                |          |
|                     | Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                     | Misaligned/Bulging, Extent : Light, Area Affected : 5%         |                |                   |                |                    |                |             |                |          |
|                     | Location : Throughout  |                |                   |                |                    |                |             |                |          |

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

Under 600 Volts

*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 BOROUGH HALL**  
**Asset # : 2039**

| Electrical               |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                   | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts          |                   |  |                   |                    |         |                |             |                |          |
|                          | Service Equipment |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw     | 70%  | 4+                | \$159,300          | 2058    | **             | 5           | \$400          |          |
|                          |                   | On Extended Life, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |          |
|                          |                   | Location : Old Electrical Room                                     |                   |                    |         |                |             |                |          |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                          |                   | Location : Old Electrical Room                                     |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : Signs Of Water Leaking Into Base Of Servie Equipment |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw     | 30%  |                   |                    | 2048    | **             | 5           | \$300          |          |
|                          |                   | Other Observation, Extent : Moderate, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                          |                   | Location : New Electrical Room                                     |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : Main Service Switch Rated At 4,000 Amperes           |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |                   |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw     | 60%  |                   |                    | 2048    | **             | 5           | \$700          |          |
|                          | Molded Case Bkrs  | 40%  |                   |                    | 2048    | **             | 5           | \$2,700        |          |
| Raceway                  |                   |  |                   |                    |         |                |             |                |          |
|                          | Conduit           | 80%  |                   |                    | 2028    | \$546,500      | 1           |                |          |
|                          | Conduit           | 20%  |                   |                    | 2048    | **             | 1           |                |          |
| Panelboards              |                   |  |                   |                    |         |                |             |                |          |
|                          | 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        |          |
| Wiring                   |                   |  |                   |                    |         |                |             |                |          |
|                          | Braided Cloth     | 10%  | 2-4               | \$105,600          | 2053    | **             | 1           |                |          |
|                          |                   | Insulation Aged, Extent : Moderate, Area Affected : 100%           |                   |                    |         |                |             |                |          |
|                          |                   | Location : Old Section   |                   |                    |         |                |             |                |          |
|                          | Thermoplastic     | 50%  |                   |                    | 2048    | **             | 1           |                |          |
|                          | Thermoplastic     | 40%  |                   |                    | 2038    | **             | 1           |                |          |
| Motor Controllers        |                   |  |                   |                    |         |                |             |                |          |
|                          | Locally Mounted   | 30%  |                   |                    | 2026    | \$9,600        | 5           | \$500          |          |
|                          | Locally Mounted   | 70%  |                   |                    | 2041    | **             | 5           | \$1,200        |          |
| Ground                   |                   |  |                   |                    |         |                |             |                |          |
|                          | Grounding Devices |  |                   |                    |         |                |             |                |          |
|                          | Generic           | 100%   |                   |                    | LIFE    | **             | 5           | \$3,800        |          |
|                          |                   | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |          |
|                          |                   | Location : Sub-basement In The Boiler Room                         |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : Metal Water Pipe                                     |                   |                    |         |                |             |                |          |
| Stand-by Power           |                   |  |                   |                    |         |                |             |                |          |
|                          | Transfer Switches |  |                   |                    |         |                |             |                |          |
|                          | Automatic         | 100%   |                   |                    | 2041    | **             | 1           | \$80,300       |          |
| Generators               |                   |  |                   |                    |         |                |             |                |          |
|                          | Diesel            | 100%   |                   |                    | 2037    | **             | 1           | \$101,100      |          |
|                          |                   | Other Observation, Extent : Light, Area Affected : 100%            |                   |                    |         |                |             |                |          |
|                          |                   | Location : Outside The Building                                    |                   |                    |         |                |             |                |          |
|                          |                   | Explanation : 810 Kilowatts Diesel Generator                       |                   |                    |         |                |             |                |          |
| Batteries                |                   |  |                   |                    |         |                |             |                |          |
|                          | Nickel Cadmium    | 100%   |                   |                    | 2023    | \$1,600        | 5           | \$58,200       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| Electrical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power  |                    |                |                   |                    |         |                |             |                |          |
|   | Fuel Storage       |                |                   |                    |         |                |             |                |          |
|   | Main Tank          | 100%           |                   |                    | 2056    | **             | 5           | \$7,700        |          |
| Other Observation, Extent : Light, Area Affected : 100%               |                    |                |                   |                    |         |                |             |                |          |
| Location : Outside  |                    |                |                   |                    |         |                |             |                |          |
| Explanation : 4800 Gallon Capacity                                    |                    |                |                   |                    |         |                |             |                |          |
| Lighting  |                    |                |                   |                    |         |                |             |                |          |
|   | Interior Lighting  |                |                   |                    |         |                |             |                |          |
|   | Fluorescent        | 55%            |                   |                    | 2028    | \$886,000      | 10          | \$131,700      |          |
| Other Observation, Extent : Light, Area Affected : 100%               |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                                    |                    |                |                   |                    |         |                |             |                |          |
| Explanation : T-12 Lamps  |                    |                |                   |                    |         |                |             |                |          |
|   | Fluorescent        | 40%            |                   |                    | 2033    | **             | 10          | \$95,800       |          |
| T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%          |                    |                |                   |                    |         |                |             |                |          |
| Location : Hallways And New Additions                                 |                    |                |                   |                    |         |                |             |                |          |
|   | Fluorescent        | 5%             |                   |                    | 2033    | **             | 10          | \$12,000       |          |
| Other Observation, Extent : Moderate, Area Affected : 100%            |                    |                |                   |                    |         |                |             |                |          |
| Location : Hallways   |                    |                |                   |                    |         |                |             |                |          |
| Explanation : Compact Fluorescent Light Fixtures                      |                    |                |                   |                    |         |                |             |                |          |
| Egress Lighting   |                    |                |                   |                    |         |                |             |                |          |
|   | Emergency, Service | 50%            |                   |                    | 2033    | **             | 1           |                |          |
|   | Exit, Service      | 50%            |                   |                    | 2033    | **             | 1           |                |          |
| Exterior Lighting   |                    |                |                   |                    |         |                |             |                |          |
|   | HID                | 30%            |                   |                    | 2033    | **             | 10          | \$200          |          |
|   | No Component       | 70%            |                   |                    |         |                |             |                |          |
| Alarm   |                    |                |                   |                    |         |                |             |                |          |
|   | Security System    |                |                   |                    |         |                |             |                |          |
|   | No Component       | 90%            |                   |                    |         |                |             |                |          |
|   | Generic            | 10%            |                   |                    | 2033    | **             | 1           | \$9,800        |          |
| Other Observation, Extent : Light, Area Affected : 100%               |                    |                |                   |                    |         |                |             |                |          |
| Location : 4th Floor Hallways Only                                    |                    |                |                   |                    |         |                |             |                |          |
| Explanation : CCTV Surveillance Cameras                               |                    |                |                   |                    |         |                |             |                |          |
| Fire/Smoke Detection  |                    |                |                   |                    |         |                |             |                |          |
|   | Generic, Analog    | 100%           |                   |                    | 2033    | **             | 1-3         | \$160,800      |          |
| Other Observation, Extent : Light, Area Affected : 100%               |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                                    |                    |                |                   |                    |         |                |             |                |          |
| Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells |                    |                |                   |                    |         |                |             |                |          |

| Mechanical |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System     | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating    |                             |                |                   |                    |         |                |             |                |          |
|            | Energy Source               |                |                   |                    |         |                |             |                |          |
|            | Interruptible Gas/Dual Fuel | 100%           |                   |                    | 2038    | **             | 1           |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS BOROUGH HALL**  
**Asset # : 2039**

| Mechanical       |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|------------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |   |                |                   |                |                    |                |             |                |          |
|                  | Conversion Equipment  |                |                   |                |                    |                |             |                |          |
|                  | Steam Boiler  | 100%           |                   |                | 2033               | **             | 1           | \$258,500      |          |
|                  | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Queens Criminal Court, DA Office, And Queens House Of Detention<br>Explanation : 3 Large Hps Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings                                   |                |                   |                |                    |                |             |                |          |
|                  | Distribution  |                |                   |                |                    |                |             |                |          |
|                  | Hot Wtr Piping/Pump   | 10%            |                   |                | 2044               | **             | 4           | \$1,300        |          |
|                  | Central Plant Steam Piping/Pmp  | 90%            |                   |                | 2048               | **             | 4           | \$11,600       |          |
|                  | Terminal Devices  |                |                   |                |                    |                |             |                |          |
|                  | Air Handler   | 20%            |                   |                | 2033               | **             | 1           | \$32,300       |          |
|                  | Convactor/Radiator  | 70%            |                   |                | 2041               | **             | 1           | \$59,000       |          |
|                  | Fan Coil Unit/Heat  | 10%            |                   |                | 2033               | **             | 1           | \$8,400        |          |
| Air Conditioning |   |                |                   |                |                    |                |             |                |          |
|                  | Energy Source   |                |                   |                |                    |                |             |                |          |
|                  | Electricity   | 80%            |                   |                | 2036               | **             | 1           |                |          |
|                  | Natural Gas   | 20%            |                   |                | 2038               | **             | 1           |                |          |
|                  | Conversion Equipment  |                |                   |                |                    |                |             |                |          |
|                  | Centrifugal, Elec Chiller   | 22%            |                   |                | 2031               | \$659,400      | 1           | \$62,100       |          |
|                  | Reciprocating Compr/Chiller   | 18%            | Now               | \$20,200       | 2028               | \$404,600      | 1           | \$19,600       |          |
|                  | Leak Evident, Extent : Severe, Area Affected : 5%<br>Location : 1 Unit, Basement<br>R-22 Refrigerant, Extent : Light, Area Affected : 40%<br>Location : Basement<br>Other Observation, Extent : Light, Area Affected : 40%<br>Location : Basement<br>Explanation : Rotary Screw Compressors |                |                   |                |                    |                |             |                |          |
|                  | Reciprocating Compr/Chiller   | 10%            |                   |                | 2028               | \$224,800      | 1           | \$12,100       |          |
|                  | R-22 Refrigerant, Extent : Light, Area Affected : 20%<br>Location : Basement<br>Other Observation, Extent : Light, Area Affected : 20%<br>Location : Boiler Room<br>Explanation : Natural Gas Engines Driving Compressors   |                |                   |                |                    |                |             |                |          |
|                  | Reciprocating Compr/Chiller   | 10%            | Now               | \$112,400      | 2028               | \$224,800      | 1           | \$10,900       |          |
|                  | Leak Evident, Extent : Severe, Area Affected : 10%<br>Location : Sub-basement   |                |                   |                |                    |                |             |                |          |
|                  | Split Unit  | 15%            |                   |                | 2028               | \$848,100      |             |                |          |
|                  | R-22 Refrigerant, Extent : Light, Area Affected : 15%<br>Location : Roof<br>Other Observation, Extent : Light, Area Affected : 15%<br>Location : 2 Units In Rear Yard<br>Explanation : 3 Units One On Rooftop 2 In Rear Yard  |                |                   |                |                    |                |             |                |          |
|                  | 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>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>Priority</b> |
| Air Conditioning  |                           |                       |                          |                           |                       |                    |                       |                 |
| Distribution  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | CW & CHW Wtr              | 75%                   |                          | 2038                      | **                    | 4                  | \$14,500              |                 |
|   | Pipe/Pump                 |                       |                          |                           |                       |                    |                       |                 |
|   | No Component              | 25%                   |                          |                           |                       |                    |                       |                 |
| Terminal Devices  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Air Handler/Cool/Ht       | 75%                   |                          | 2033                      | **                    | 1                  | \$121,100             |                 |
|   | No Component              | 25%                   |                          |                           |                       |                    |                       |                 |
| Heat Rejection  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Air Cooled Condenser Unit | 15%                   |                          | 2028                      | \$80,100              | 2                  | \$27,300              |                 |
|   | Water Cooling Tower       | 60%                   |                          | 2029                      | \$603,100             | 2                  | \$157,600             |                 |
|   | No Component              | 25%                   |                          |                           |                       |                    |                       |                 |
| Ventilation   |                           |                       |                          |                           |                       |                    |                       |                 |
| Distribution  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Ductwork/Diffusers        | 100%                  |                          | LIFE                      | **                    | 2-5                | \$145,500             |                 |
| Exhaust Fans  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Interior                  | 90%                   |                          | 2033                      | **                    | 2                  | \$7,200               |                 |
|   | Roof                      | 10%                   |                          | 2033                      | **                    | 2                  | \$800                 |                 |
| Plumbing  |                           |                       |                          |                           |                       |                    |                       |                 |
| H/C Water Piping  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Brass/Copper              | 100%                  |                          | 2038                      | **                    | 1                  |                       |                 |
| HW Heat Exchanger                                       |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Steam Fired               | 100%                  |                          | 2048                      | **                    | 4                  | \$25,800              |                 |
| Sanitary Piping   |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Cast Iron                 | 100%                  |                          | LIFE                      | **                    | 1                  |                       |                 |
| Storm Drain Piping                                      |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Cast Iron                 | 100%                  |                          | LIFE                      | **                    | 1                  |                       |                 |
| Sump Pump(s)  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Non-Submersible           | 100%                  |                          | 2028                      | \$40,400              | 4                  | \$5,500               |                 |
| Backflow Preventer                                      |                           |                       |                          |                           |                       |                    |                       |                 |
|   | No Component              | 90%                   |                          |                           |                       |                    |                       |                 |
|   | Generic                   | 10%                   |                          | 2033                      | **                    | 1                  | \$1,600               |                 |
| Other Observation, Extent : Light, Area Affected : 100% |                           |                       |                          |                           |                       |                    |                       |                 |
| Location : Basement                                     |                           |                       |                          |                           |                       |                    |                       |                 |
| Explanation : Serving Cooling Equipment                 |                           |                       |                          |                           |                       |                    |                       |                 |
| Fixtures  |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Generic                   | 100%                  |                          |                           |                       |                    |                       |                 |
| Vertical Transport                                      |                           |                       |                          |                           |                       |                    |                       |                 |
| Elevators   |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Geared Traction           | 50%                   |                          | LIFE                      | **                    |                    |                       |                 |
| Other Observation, Extent : Light, Area Affected : 100% |                           |                       |                          |                           |                       |                    |                       |                 |
| Location : Basement To 3rd Floor                        |                           |                       |                          |                           |                       |                    |                       |                 |
| Explanation : One Freight Unit                          |                           |                       |                          |                           |                       |                    |                       |                 |
|   | Hydraulic                 | 50%                   |                          | LIFE                      | **                    |                    |                       |                 |
| Other Observation, Extent : Light, Area Affected : 100% |                           |                       |                          |                           |                       |                    |                       |                 |
| Location : Basement To 3rd Floor                        |                           |                       |                          |                           |                       |                    |                       |                 |
| Explanation : One Passenger Unit                        |                           |                       |                          |                           |                       |                    |                       |                 |

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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>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>Priority</b> |
| Fire Suppression  | Standpipe             |                       |                          |                           |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          | 2048                      | * *                   | 1-5                | \$131,600             |                 |
|                   | Sprinkler             |                       |                          |                           |                       |                    |                       |                 |
|                   | No Component          | 50%                   |                          |                           |                       |                    |                       |                 |
|                   | Generic               | 50%                   |                          | 2038                      | * *                   | 1-2                | \$36,600              |                 |

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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031      |
|-----------------------|--------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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.

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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 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) |           |  |
| Exterior   |                       |                |                   |                    |         |                |             |           |  |
| Exterior Walls   |                       |                |                   |                    |         |                |             |           |  |
|  | Masonry: Brick        | 5%             |                   |                    | LIFE    | **             | 5           | \$23,700  |  |
|  | Masonry: Granite      | 10%            | Now               | \$152,200          | LIFE    | **             | 5           | \$17,800  |  |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                       |                |                   |                    |         |                |             |           |  |
| Location : South And West Side                                 |                       |                |                   |                    |         |                |             |           |  |
| Recent Repair Evident, Extent : Light, Area Affected : 5%      |                       |                |                   |                    |         |                |             |           |  |
| Location : Throughout  |                       |                |                   |                    |         |                |             |           |  |
| Water Penetration, Extent : Severe, Area Affected : 5%         |                       |                |                   |                    |         |                |             |           |  |
| Location : Lower Level 1 Garage At Storm Drain Line            |                       |                |                   |                    |         |                |             |           |  |
|  | Metal/Glass Curt Wall | 12%            | Now               | \$245,000          | LIFE    | **             | 5           | \$53,400  |  |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |                       |                |                   |                    |         |                |             |           |  |
| Location : 1st Floor Main Lobby                                |                       |                |                   |                    |         |                |             |           |  |
|  | Metal/Glass Curt Wall | 13%            |                   |                    | LIFE    | **             | 5           | \$115,800 |  |
|  | Metal Panel           | 10%            |                   |                    | 2051    | **             | 5-10        | \$163,300 |  |
| Other Observation, Extent : Light, Area Affected : 100%        |                       |                |                   |                    |         |                |             |           |  |
| Location : Mechanical Penthouse                                |                       |                |                   |                    |         |                |             |           |  |
| Explanation : Metal Louvers                                    |                       |                |                   |                    |         |                |             |           |  |
|  | Metal Coiling Doors   | 5%             |                   |                    | 2036    | **             | 5           | \$37,100  |  |
| Corrosion/Rusting, Extent : Light, Area Affected : 5%          |                       |                |                   |                    |         |                |             |           |  |
| Location : South Side Along 90th Avenue                        |                       |                |                   |                    |         |                |             |           |  |
|  | Panel: Limestone      | 9%             | Now               | \$506,000          | LIFE    | **             | 5           | \$16,000  |  |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                       |                |                   |                    |         |                |             |           |  |
| Location : Various Locations Throughout                        |                       |                |                   |                    |         |                |             |           |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |                       |                |                   |                    |         |                |             |           |  |
| Location : Stair G - Grade Level And Lower Level 1             |                       |                |                   |                    |         |                |             |           |  |
|  | Panel: Limestone      | 36%            |                   |                    | LIFE    | **             | 5           | \$128,200 |  |
| Windows  |                       |                |                   |                    |         |                |             |           |  |
|  | Aluminum              | 80%            | Now               | \$13,700           | 2047    | **             | 5           | \$7,500   |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%       |                       |                |                   |                    |         |                |             |           |  |
| Location : 5th Floor, Room 506                                 |                       |                |                   |                    |         |                |             |           |  |
|  | 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    |          |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Exterior   |            |                   |                |         |                    |             |                |          |  |
| Parapets   |            |                   |                |         |                    |             |                |          |  |
| Masonry: Granite   | 10%        |                   |                | LIFE    | **                 | 5-10        | \$15,900       |          |  |
| Metal Panel  | 10%        | Now               | \$4,800        | 2041    | **                 | 5           | \$2,200        |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5%   |            |                   |                |         |                    |             |                |          |  |
| Location : Penthouse Roof  |            |                   |                |         |                    |             |                |          |  |
| Metal Rail   | 10%        | 4+                | \$3,300        | 2044    | **                 | 5           | \$8,200        |          |  |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 30%  |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| Panel: Limestone   | 30%        | Now               | \$250,400      | LIFE    | **                 | 5           | \$3,800        |          |  |
| Caulking Deteriorated, Extent : Moderate, Area Affected : 20%  |            |                   |                |         |                    |             |                |          |  |
| Location : Throughout  |            |                   |                |         |                    |             |                |          |  |
| Staining/Discoloring, Extent : Moderate, Area Affected : 35%   |            |                   |                |         |                    |             |                |          |  |
| Location : Coping Stone  |            |                   |                |         |                    |             |                |          |  |
| Panel: Limestone   | 35%        |                   |                | LIFE    | **                 | 5-10        | \$34,800       |          |  |
| Weathering Steel   | 5%         | 4+                | \$8,300        | LIFE    | **                 | 1           |                |          |  |
| Other Observation, Extent : Light, Area Affected : 100%  |            |                   |                |         |                    |             |                |          |  |
| Location : Steel Supports - Mechanical Screens   |            |                   |                |         |                    |             |                |          |  |
| Explanation : Corrosion Of Non-weathering Steel  |            |                   |                |         |                    |             |                |          |  |
| Roof   |            |                   |                |         |                    |             |                |          |  |
| IRMA/Protected Membrane  | 27%        | Now               | \$153,600      | 2031    | \$307,200          |             |                |          |  |
| Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |          |  |
| Location : Penthouse Roof  |            |                   |                |         |                    |             |                |          |  |
| Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |          |  |
| Location : Penthouse   |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |         |                    |             |                |          |  |
| Location : Stair B   |            |                   |                |         |                    |             |                |          |  |
| IRMA/Protected Membrane  | 33%        |                   |                | 2031    | \$375,500          | 10          | \$43,500       |          |  |
| Plaza Roof: Stone Panels   | 25%        | Now               | \$469,600      | 2061    | **                 |             |                |          |  |
| Water Penetration, Extent : Severe, Area Affected : 10%  |            |                   |                |         |                    |             |                |          |  |
| Location : Over Basement Parking Garage - West And South Facades, Main Entrance And Interior Courtyard |            |                   |                |         |                    |             |                |          |  |
| Sloped Glazing   | 15%        | Now               | \$751,600      | LIFE    | **                 | 5           | \$263,400      |          |  |
| Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%   |            |                   |                |         |                    |             |                |          |  |
| Location : Atrium  |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |          |  |
| Location : Atrium  |            |                   |                |         |                    |             |                |          |  |
| 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      |  |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 10%          |            |                   |                |         |                    |             |                |  |          |
| Location : 3rd Floor Offices And Throughout                  |            |                   |                |         |                    |             |                |  |          |
| Cast in Place Concrete                                       | 20%        | Now               | \$213,800      | LIFE    | **                 | 5           | \$207,500      |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%   |            |                   |                |         |                    |             |                |  |          |
| Location : Boiler Room                                       |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Severe, Area Affected : 10%      |            |                   |                |         |                    |             |                |  |          |
| Location : North East Corner At Sub-basement                 |            |                   |                |         |                    |             |                |  |          |
| Ceramic Tile   | 5%         |                   |                | 2040    | **                 | 5           | \$23,700       |  |          |
| Cork Tile  | 10%        | 0-2               | \$128,000      | 2051    | **                 | 5           | \$20,800       |  |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 15%          |            |                   |                |         |                    |             |                |  |          |
| Location : Courtroom 301                                     |            |                   |                |         |                    |             |                |  |          |
| Terrazzo   | 15%        |                   |                | LIFE    | **                 | 5           | \$111,200      |  |          |
| Vinyl Tile   | 35%        | Now               | \$152,900      | 2036    | **                 | 3           | \$62,300       |  |          |
| Worn/Eroded, Extent : Severe, Area Affected : 40%            |            |                   |                |         |                    |             |                |  |          |
| Location : Lower Levels 1 And 2 And Court Rooms Behind Bench |            |                   |                |         |                    |             |                |  |          |
| Interior Walls   |            |                   |                |         |                    |             |                |  |          |
| Concrete Masonry Unit  | 20%        | Now               | \$73,800       | LIFE    | **                 | 5           | \$12,300       |  |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |            |                   |                |         |                    |             |                |  |          |
| Location : Boiler Room                                       |            |                   |                |         |                    |             |                |  |          |
| Water Penetration, Extent : Severe, Area Affected : 10%      |            |                   |                |         |                    |             |                |  |          |
| Location : Basement And Sub Basement                         |            |                   |                |         |                    |             |                |  |          |
| 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       |  |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%     |            |                   |                |         |                    |             |                |  |          |
| Location : 1st And 3rd Floor Offices                         |            |                   |                |         |                    |             |                |  |          |
| 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    |             |                |          |
|----------------|------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System         | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior       |                        |  |                   |                    |         |                |             |                |          |
|                | Ceilings               |  |                   |                    |         |                |             |                |          |
|                | AcousTileConcealSpLn   | 25%  | Now               | \$207,900          | 2044    | **             | 5           | \$74,100       |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 20% |                   |                    |         |                |             |                |          |
|                |                        | Location : Courtroom Ceilings And Throughout                 |                   |                    |         |                |             |                |          |
|                | AcousTileSusp.Lay-In   | 35%  | Now               | \$72,800           | 2044    | **             | 5           | \$83,000       |          |
|                |                        | Staining/Discoloring, Extent : Light, Area Affected : 5%     |                   |                    |         |                |             |                |          |
|                |                        | Location : 5th Floor Offices                                 |                   |                    |         |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 5%     |                   |                    |         |                |             |                |          |
|                |                        | Location : 5th Floor Offices                                 |                   |                    |         |                |             |                |          |
|                | Exposed Concrete       | 20%  | Now               | \$330,700          | LIFE    | **             | 5           | \$14,800       |          |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 15%      |                   |                    |         |                |             |                |          |
|                |                        | Location : Basement And Sub-basement, Garages                |                   |                    |         |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 15%    |                   |                    |         |                |             |                |          |
|                |                        | Location : Basement And Sub-basement, Garages                |                   |                    |         |                |             |                |          |
|                | Exposed Struc: Steel   | 5%   |                   |                    | LIFE    | **             | 10          | \$47,400       |          |
|                | Gypsum Board           | 15%  | Now               | \$155,900          | LIFE    | **             | 5           | \$88,900       |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                    |         |                |             |                |          |
|                |                        | Location : Atrium, Lobby                                     |                   |                    |         |                |             |                |          |
|                |                        | Water Penetration, Extent : Severe, Area Affected : 20%      |                   |                    |         |                |             |                |          |
|                |                        | Location : Atrium, Lobby                                     |                   |                    |         |                |             |                |          |
| Site Enclosure |                        |  |                   |                    |         |                |             |                |          |
|                | Fence/Gates            |  |                   |                    |         |                |             |                |          |
|                | Iron Picket            | 100%   | 4+                | \$2,400            | 2066    | **             |             |                |          |
|                |                        | Corrosion/Rusting, Extent : Light, Area Affected : 10%       |                   |                    |         |                |             |                |          |
|                |                        | Location : Throughout  |                   |                    |         |                |             |                |          |
|                | Retaining Walls        |  |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete | 100%   | Now               | \$300              | 2066    | **             |             |                |          |
|                |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%   |                   |                    |         |                |             |                |          |
|                |                        | Location : Ramp To Lower Garage                              |                   |                    |         |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 10%    |                   |                    |         |                |             |                |          |
|                |                        | Location : Ramp To Lower Garage                              |                   |                    |         |                |             |                |          |
| Site Pavements |                        |  |                   |                    |         |                |             |                |          |
|                | Public Sidewalk        |  |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete | 100%   | 4+                | \$7,700            | 2044    | **             |             |                |          |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                    |         |                |             |                |          |
|                |                        | Location : Throughout  |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| 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 |
| Site Pavements   |                        |  |                   |                    |         |                |             |                |          |
| On-Site Walkways |                        |  |                   |                    |         |                |             |                |          |
|                  | Cast in Place Concrete | 25%  | Now               | \$3,600            | 2044    |                | * *         |                |          |
|                  |                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |                   |                    |         |                |             |                |          |
|                  |                        | Location : Stair At 90th Avenue Exit                       |                   |                    |         |                |             |                |          |
|                  | Masonry: Granite       | 75%  | Now               | \$140,100          | LIFE    |                | * *         |                |          |
|                  |                        | Loose Units, Extent : Moderate, Area Affected : 5%         |                   |                    |         |                |             |                |          |
|                  |                        | Location : Along Sutphin Boulevard                         |                   |                    |         |                |             |                |          |
|                  |                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 5%  |                   |                    |         |                |             |                |          |
|                  |                        | Location : Along Sutphin Boulevard                         |                   |                    |         |                |             |                |          |
|                  |                        | Sinking/Subsiding, Extent : Light, Area Affected : 5%      |                   |                    |         |                |             |                |          |
|                  |                        | Location : Along Sutphin Boulevard                         |                   |                    |         |                |             |                |          |
| Parking/Driveway |                        |  |                   |                    |         |                |             |                |          |
|                  | Cast in Place Concrete | 100%   | 0-2               | \$81,700           | 2044    |                | * *         |                |          |
|                  |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%    |                   |                    |         |                |             |                |          |
|                  |                        | Location : Garage Entrance                                 |                   |                    |         |                |             |                |          |

| Electrical               |                     | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------------|---------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System                   | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts          |                     |  |                   |                    |         |                |             |                |          |
|                          | Service Equipment   |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw       | 100%   |                   |                    | 2041    | * *            | 5           | \$1,400        |          |
|                          |                     | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                          |                     | Location : Electrical Room   |                   |                    |         |                |             |                |          |
|                          |                     | 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. |                   |                    |         |                |             |                |          |
| Transformers             |                     |  |                   |                    |         |                |             |                |          |
|                          | Dry Type            | 100%   |                   |                    | 2036    | * *            | 5           | \$1,200        |          |
|                          |                     | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                          |                     | Location : Electrical Room, Generator Room, Boiler Room  |                   |                    |         |                |             |                |          |
|                          |                     | Explanation : Three 45 Kilovolt-ampere, Two 30 Kilovolt-ampere, 480/208/120 Volts  |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard |                     |  |                   |                    |         |                |             |                |          |
|                          | Air Circuit Breaker | 100%   |                   |                    | 2041    | * *            | 5           | \$1,700        |          |
| Raceway                  |                     |  |                   |                    |         |                |             |                |          |
|                          | Conduit             | 100%   |                   |                    | 2041    | * *            | 1           |                |          |
| Panelboards              |                     |  |                   |                    |         |                |             |                |          |
|                          | Fused Disc Sw       | 10%  |                   |                    | 2039    | * *            | 5           | \$700          |          |
|                          | Molded Case Bkrs    | 90%  |                   |                    | 2039    | * *            | 5           | \$7,600        |          |
| Wiring                   |                     |  |                   |                    |         |                |             |                |          |
|                          | 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 |                |          |
|-----------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                          |  |                   |                |                    |                |             |                |          |
|                 | Motor Controllers        |  |                   |                |                    |                |             |                |          |
|                 | Locally Mounted          | 5%   |                   |                | 2036               | **             | 5           | \$100          |          |
|                 | Motor Control Center     | 80%  |                   |                | 2036               | **             | 5           | \$7,000        |          |
|                 | Variable Frequency Drive | 10%  | Now               | \$76,800       | 2051               | **             |             |                |          |
|                 |                          | Not Functioning, Extent : Severe, Area Affected : 100%                       |                   |                |                    |                |             |                |          |
|                 |                          | Location : Mechanical Rooms  |                   |                |                    |                |             |                |          |
|                 | Variable Frequency Drive | 5%   |                   |                | 2029               | \$38,400       |             |                |          |
| Ground          |                          |  |                   |                |                    |                |             |                |          |
|                 | Grounding Devices        |  |                   |                |                    |                |             |                |          |
|                 | Generic                  | 100%   |                   |                | LIFE               | **             | 5           | \$9,400        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |          |
|                 |                          | Location : Water Meter Room  |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Five- Water Mains With Five- Separate Ground Connections.      |                   |                |                    |                |             |                |          |
| Stand-by Power  |                          |  |                   |                |                    |                |             |                |          |
|                 | Transfer Switches        |  |                   |                |                    |                |             |                |          |
|                 | Automatic                | 90%  |                   |                | 2036               | **             | 1           | \$88,400       |          |
|                 | Automatic                | 10%  | Now               | \$9,700        | 2051               | **             | 1           | \$8,800        |          |
|                 |                          | Other Observation, Extent : Severe, Area Affected : 100%                     |                   |                |                    |                |             |                |          |
|                 |                          | Location : Automatic Transfer Switch 3 , Northside 5th Floor Mechanical Room |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Automatic Transfer Switch No.3 Is Not Functioning.             |                   |                |                    |                |             |                |          |
|                 | Generators               |  |                   |                |                    |                |             |                |          |
|                 | Diesel                   | 100%   |                   |                | 2034               | **             | 1           | \$123,600      |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |          |
|                 |                          | Location : Roof  |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Emergency Generator Rated At 1400 Kilowatts                    |                   |                |                    |                |             |                |          |
|                 | Batteries                |  |                   |                |                    |                |             |                |          |
|                 | Lead/Acid                | 100%   |                   |                | 2024               | \$1,600        | 5           | \$11,800       |          |
|                 | Fuel Storage             |  |                   |                |                    |                |             |                |          |
|                 | Day Tank                 | 50%  |                   |                | 2039               | **             | 5           | \$29,600       |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |          |
|                 |                          | Location : Generator Room  |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : 250 Gallons Rated Capacity                                     |                   |                |                    |                |             |                |          |
|                 | Main Tank                | 50%  |                   |                | 2046               | **             | 5           | \$4,700        |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                |                    |                |             |                |          |
|                 |                          | Location : Basement  |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : 4,500 Gallon Capacity  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Electrical           |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                    |   |                   |                    |         |                |             |                |          |
|                      | Interior Lighting  |   |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 70%   |                   |                    | 2031    | \$3,978,800    | 10          | \$204,900      |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : T-8 Lamps   |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 10%   |                   |                    | 2031    | \$568,400      | 10          | \$29,300       |          |
|                      |                    | Other Observation, Extent : Moderate, Area Affected : 100%                              |                   |                    |         |                |             |                |          |
|                      |                    | Location : Hallways   |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : Compact Fluorescent Lamps   |                   |                    |         |                |             |                |          |
|                      | LED                | 20%   |                   |                    | 2039    | * *            |             |                |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                      |                    | Location : Garage, 1st, 2nd, 5th Floor Corridor   |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : LED Fixtures Installed 2 Years Ago.                                       |                   |                    |         |                |             |                |          |
| Egress Lighting      |                    |   |                   |                    |         |                |             |                |          |
|                      | Emergency, Service | 50%   |                   |                    | 2031    | \$85,000       | 1           |                |          |
|                      | Exit, LED          | 50%   |                   |                    | 2046    | * *            | 1           |                |          |
| Exterior Lighting    |                    |   |                   |                    |         |                |             |                |          |
|                      | LED                | 20%   |                   |                    | 2036    | * *            |             |                |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                      |                    | Location : Building Exterior  |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : LED Fixtures Installed 3 Years Ago.                                       |                   |                    |         |                |             |                |          |
|                      | No Component       | 80%   |                   |                    |         |                |             |                |          |
| Alarm                |                    |   |                   |                    |         |                |             |                |          |
|                      | Security System    |   |                   |                    |         |                |             |                |          |
|                      | No Component       | 60%   |                   |                    |         |                |             |                |          |
|                      | Generic            | 40%   |                   |                    | 2031    | \$418,400      | 1           | \$47,700       |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                      |                    | Location : Public Spaces And Outside  |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : CCTV Surveillance Camera Systems  |                   |                    |         |                |             |                |          |
| Fire/Smoke Detection |                    |   |                   |                    |         |                |             |                |          |
|                      | Generic, Digital   | 100%  |                   |                    | 2026    | \$3,581,100    | 1-3         | \$202,600      |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%                                 |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns. |                   |                    |         |                |             |                |          |
|                      |                    | System Is Being Assessed To Be Replaced.  |                   |                    |         |                |             |                |          |

| Mechanical |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System     | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating    |                             |   |                   |                    |         |                |             |                |          |
|            | Energy Source               |   |                   |                    |         |                |             |                |          |
|            | Interruptible Gas/Dual Fuel | 100%  |                   |                    | 2041    | * *            | 1           |                |          |
|            |                             | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|            |                             | Location : Lower Level 2                                |                   |                    |         |                |             |                |          |
|            |                             | Explanation : One 5,000 Gallon Oil Tank                 |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Mechanical       |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System           | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                      |  |                   |                |                    |                |             |                |          |
|                  | Conversion Equipment |  |                   |                |                    |                |             |                |          |
|                  | Hot Water Boiler     | 90%  |                   |                | 2029               | \$2,246,700    | 1           | \$142,000      |          |
|                  |                      | Other Observation, Extent : Light, Area Affected : 95%                           |                   |                |                    |                |             |                |          |
|                  |                      | Location : Sub-basement Boiler Room  |                   |                |                    |                |             |                |          |
|                  |                      | Explanation : 2 Dual Fuel Hot Water Boilers                                      |                   |                |                    |                |             |                |          |
|                  | HTHW/HW Exchanger    | 10%  |                   |                | 2027               | \$9,400        | 2           | \$2,000        |          |
|                  |                      | Other Observation, Extent : Moderate, Area Affected : 100%                       |                   |                |                    |                |             |                |          |
|                  |                      | Location : Fifth Floor Penthouse   |                   |                |                    |                |             |                |          |
|                  |                      | Explanation : Hot Water To Glycol Unit Serving 2 Rooftop Air Conditioning Units. |                   |                |                    |                |             |                |          |
| Distribution     |                      |  |                   |                |                    |                |             |                |          |
|                  | Hot Wtr Piping/Pump  | 95%  | 0-2               | \$48,000       | 2039               | * *            | 4           | \$14,900       |          |
|                  |                      | Insul. Deteriorating, Extent : Moderate, Area Affected : 5%                      |                   |                |                    |                |             |                |          |
|                  |                      | Location : Damage From Leaks Above. Sub-basement                                 |                   |                |                    |                |             |                |          |
|                  | No Component         | 5%   |                   |                |                    |                |             |                |          |
| Terminal Devices |                      |  |                   |                |                    |                |             |                |          |
|                  | Convactor/Radiator   | 49%  |                   |                | 2036               | * *            | 1           | \$50,500       |          |
|                  | Convactor/Radiator   | 1%   | Now               | \$17,300       | 2051               | * *            | 1           | \$900          |          |
|                  |                      | Leak Evident, Extent : Moderate, Area Affected : 100%                            |                   |                |                    |                |             |                |          |
|                  |                      | Location : First Floor, Ruptured Base Board Radiator Piping                      |                   |                |                    |                |             |                |          |
|                  | No Component         | 50%  |                   |                |                    |                |             |                |          |
|                  |                      | Other Observation, Extent : Light, Area Affected : 0%                            |                   |                |                    |                |             |                |          |
|                  |                      | Location : Roof  |                   |                |                    |                |             |                |          |
|                  |                      | Explanation : See Air Conditioning Units   |                   |                |                    |                |             |                |          |
| Air Conditioning |                      |  |                   |                |                    |                |             |                |          |
|                  | Energy Source        |  |                   |                |                    |                |             |                |          |
|                  | Electricity          | 100%   |                   |                | 2039               | * *            | 1           |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Mechanical           |                                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|--------------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning     |                                |  |                   |                |                    |                |             |                |          |
| Conversion Equipment |                                |  |                   |                |                    |                |             |                |          |
|                      | Centrifugal, Elec Chiller      | 70%  |                   |                | 2027               | \$2,565,500    | 1           | \$241,800      |          |
|                      |                                | R-22 Refrigerant, Extent : Light, Area Affected : 70%  |                   |                |                    |                |             |                |          |
|                      |                                | Location : Refrigeration Room  |                   |                |                    |                |             |                |          |
|                      |                                | Other Observation, Extent : Light, Area Affected : 70%   |                   |                |                    |                |             |                |          |
|                      |                                | Location : Refrigeration Room, Basement  |                   |                |                    |                |             |                |          |
|                      |                                | Explanation : 3 Scroll Compressor Chillers   |                   |                |                    |                |             |                |          |
|                      | Interior Pkg Unit - Cooling    | 5%   | 0-2               | \$605,400      | 2036               | * *            | 2           | \$800          |          |
|                      |                                | Malfunctioning, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                      |                                | Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5                                       |                   |                |                    |                |             |                |          |
|                      | Interior Pkg Unit - Cooling    | 5%   |                   |                | 2025               | \$605,400      | 2           | \$1,000        |          |
|                      | Ext Pkg Unit - Heating/Cooling | 5%   |                   |                | 2026               | \$202,700      | 2           | \$1,000        |          |
|                      |                                | R-22 Refrigerant, Extent : Light, Area Affected : 10%  |                   |                |                    |                |             |                |          |
|                      |                                | Location : Penthouse Roof  |                   |                |                    |                |             |                |          |
|                      |                                | Other Observation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                      |                                | Location : Penthouse Roof  |                   |                |                    |                |             |                |          |
|                      |                                | Explanation : 1 Rooftop Package Unit   |                   |                |                    |                |             |                |          |
|                      | Ext Pkg Unit - Heating/Cooling | 5%   |                   |                | 2026               | \$202,700      | 2           | \$1,000        |          |
|                      |                                | Abandoned in Place, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                      |                                | Location : Roof  |                   |                |                    |                |             |                |          |
|                      | Window/Wall Unit               | 1%   | 0-2               | \$300          | 2024               | \$6,700        | 1           |                |          |
|                      |                                | Other Observation, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                      |                                | Location : Basement  |                   |                |                    |                |             |                |          |
|                      |                                | Explanation : AC - 3 Serving Elevator Car 11 Equipment Room. Unit Freezes; Appears Not To Be Suited For Year Round Cooling |                   |                |                    |                |             |                |          |
|                      | 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       |          |
|                      |                                | Damaged, Extent : Moderate, Area Affected : 10%  |                   |                |                    |                |             |                |          |
|                      |                                | Location : Roof, Damaged Duct Insulation On Air Handler No.4   |                   |                |                    |                |             |                |          |
|                      |                                | Malfunctioning, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |          |
|                      |                                | Location : Various Location, Supply Or Return Fans With Defective Variable Frequency Drives                                |                   |                |                    |                |             |                |          |
|                      | 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**

| Mechanical       |                     | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|---------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning |                     |  |                   |                    |         |                |             |                |          |
| Heat Rejection   |                     |  |                   |                    |         |                |             |                |          |
|                  | Water Cooling Tower | 60%  | 0-2               | \$671,000          | 2036    | **             | 2           | \$154,200      |          |
|                  |                     | Corroded, Extent : Severe, Area Affected : 100%                |                   |                    |         |                |             |                |          |
|                  |                     | Location : Roof  |                   |                    |         |                |             |                |          |
|                  |                     | Other Observation, Extent : Severe, Area Affected : 50%        |                   |                    |         |                |             |                |          |
|                  |                     | Location : Roof  |                   |                    |         |                |             |                |          |
|                  |                     | Explanation : Deteriorating Baffles                            |                   |                    |         |                |             |                |          |
|                  | Water Cooling Tower | 10%  | 0-2               | \$111,800          | 2036    | **             | 2           | \$25,700       |          |
|                  |                     | Corroded, Extent : Severe, Area Affected : 50%                 |                   |                    |         |                |             |                |          |
|                  |                     | Location : Roof  |                   |                    |         |                |             |                |          |
|                  |                     | Other Observation, Extent : Severe, Area Affected : 50%        |                   |                    |         |                |             |                |          |
|                  |                     | Location : Roof  |                   |                    |         |                |             |                |          |
|                  |                     | Explanation : Deteriorating Baffles                            |                   |                    |         |                |             |                |          |
|                  | No Component        | 30%  |                   |                    |         |                |             |                |          |
| Ventilation      |                     |  |                   |                    |         |                |             |                |          |
| Distribution     |                     |  |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers  | 100%   | 0-2               | \$298,400          | LIFE    | **             | 2-5         | \$178,000      |          |
|                  |                     | Insul. Deteriorating, Extent : Moderate, Area Affected : 5%    |                   |                    |         |                |             |                |          |
|                  |                     | Location : Damage Due To Weather. Basement                     |                   |                    |         |                |             |                |          |
|                  | Exhaust Fans        |  |                   |                    |         |                |             |                |          |
|                  | Roof                | 20%  |                   |                    | 2031    | \$107,500      | 2           | \$2,000        |          |
|                  | No Component        | 80%  |                   |                    |         |                |             |                |          |
| Plumbing         |                     |  |                   |                    |         |                |             |                |          |
| H/C Water Piping |                     |  |                   |                    |         |                |             |                |          |
|                  | Brass/Copper        | 95%  |                   |                    | 2041    | **             | 1           |                |          |
|                  | Brass/Copper        | 5%   | 0-2               | \$120,700          | 2061    | **             | 1           |                |          |
|                  |                     | Corroded, Extent : Severe, Area Affected : 70%                 |                   |                    |         |                |             |                |          |
|                  |                     | Location : Basement, Corroded 5 Inch Main Valve Train          |                   |                    |         |                |             |                |          |
|                  |                     | Pump(s) Malfunctioning, Extent : Moderate, Area Affected : 30% |                   |                    |         |                |             |                |          |
|                  |                     | Location : Faulty Regulating Valve At House Pump. Basement     |                   |                    |         |                |             |                |          |
|                  | Water Heater        |  |                   |                    |         |                |             |                |          |
|                  | Gas Fired           | 100%   |                   |                    | 2030    | \$197,500      | 2           | \$4,600        |          |
|                  |                     | Recent Replace Evident, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                  |                     | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                     | Other Observation, Extent : Light, Area Affected : 100%        |                   |                    |         |                |             |                |          |
|                  |                     | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                     | Explanation : Two 200-gallon Units                             |                   |                    |         |                |             |                |          |
|                  | Sanitary Piping     |  |                   |                    |         |                |             |                |          |
|                  | Cast Iron           | 100%   |                   |                    | LIFE    | **             | 1           |                |          |
|                  | Storm Drain Piping  |  |                   |                    |         |                |             |                |          |
|                  | Cast Iron           | 100%   | 0-2               | \$67,500           | LIFE    | **             | 1           |                |          |
|                  |                     | Corroded, Extent : Moderate, Area Affected : 20%               |                   |                    |         |                |             |                |          |
|                  |                     | Location : Sub-basement  |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CIVIL/HOUSING COURT**  
**Asset # : 4375**

| Mechanical         |                    | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|--------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                    |   |                   |                |                    |                |             |                |          |
|                    | Sump Pump(s)       |   |                   |                |                    |                |             |                |          |
|                    | Non-Submersible    | 100%  | Now               | \$49,400       | 2041               | * *            | 4           | \$6,700        |          |
|                    |                    | Broken, Extent : Severe, Area Affected : 50%                                |                   |                |                    |                |             |                |          |
|                    |                    | Location : One Pump Failed. Sub-basement                                    |                   |                |                    |                |             |                |          |
|                    |                    | Corroded, Extent : Severe, Area Affected : 50%                              |                   |                |                    |                |             |                |          |
|                    |                    | Location : Tank Basin. Sub-basement   |                   |                |                    |                |             |                |          |
|                    | Sewage Ejector(s)  |   |                   |                |                    |                |             |                |          |
|                    | Electric           | 100%  | Now               | \$93,300       | 2041               | * *            | 4           | \$12,700       |          |
|                    |                    | Broken, Extent : Severe, Area Affected : 50%                                |                   |                |                    |                |             |                |          |
|                    |                    | Location : One Pump Failed. Sub-basement                                    |                   |                |                    |                |             |                |          |
|                    |                    | Corroded, Extent : Severe, Area Affected : 50%                              |                   |                |                    |                |             |                |          |
|                    |                    | Location : Tank Basin. Sub-basement   |                   |                |                    |                |             |                |          |
|                    | Backflow Preventer |   |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%  |                   |                | 2031               | \$82,300       | 1           | \$19,500       |          |
|                    | Fixtures           |   |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%  |                   |                |                    |                |             |                |          |
| Vertical Transport |                    |   |                   |                |                    |                |             |                |          |
|                    | Elevators          |   |                   |                |                    |                |             |                |          |
|                    | Geared Traction    | 75%   |                   |                | LIFE               | * *            |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 75%                      |                   |                |                    |                |             |                |          |
|                    |                    | Location : 1st To 5th Floor   |                   |                |                    |                |             |                |          |
|                    |                    | Explanation : 8 Units   |                   |                |                    |                |             |                |          |
|                    | Hydraulic          | 25%   |                   |                | LIFE               | * *            |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 25%                      |                   |                |                    |                |             |                |          |
|                    |                    | Location : 1 Unit From 1st To 3rd Floor, 2 Units From Basement To 1st Floor |                   |                |                    |                |             |                |          |
|                    |                    | Explanation : 3 Units   |                   |                |                    |                |             |                |          |
| Fire Suppression   |                    |   |                   |                |                    |                |             |                |          |
|                    | Standpipe          |   |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%  |                   |                | 2041               | * *            | 1-5         | \$160,900      |          |
|                    | Sprinkler          |   |                   |                |                    |                |             |                |          |
|                    | Generic            | 100%  | 2-4               | \$317,100      | 2041               | * *            | 1-2         | \$77,500       |          |
|                    |                    | Corroded, Extent : Moderate, Area Affected : 5%                             |                   |                |                    |                |             |                |          |
|                    |                    | Location : Dry Pipe System Piping In Parking Garage. Sub-basement           |                   |                |                    |                |             |                |          |
|                    | Fire Pump          |   |                   |                |                    |                |             |                |          |
|                    | 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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031      |
|-----------------------|---------------------|---------------------|
| 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> |

| EXPENSE               | FY 2022            | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|--------------------|------------------|------------------|------------------|
| 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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 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 CRIMINAL COURTS**  
**Asset # : 2764**

| 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              |  |                   |                |                    |                |             |                |          |
| Exterior Walls        |  |                   |                |                    |                |             |                |          |
| Masonry: Brick        | 30%  | Now               | \$1,512,700    | LIFE               | **             | 5           | \$231,400      |          |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 30%     |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Diagonal Cracks, Extent : Moderate, Area Affected : 75%        |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30% |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| Masonry: Granite      | 2%   | Now               | \$197,700      | LIFE               | **             | 5           | \$11,600       |          |
|                       | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| Masonry: Limestone    | 55%  |                   |                | LIFE               | **             | 5           | \$636,300      |          |
|                       | Staining/Discoloring, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |          |
|                       | Location : 1961 Wing   |                   |                |                    |                |             |                |          |
| 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       |          |
|                       | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%  |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Hardware Missing, Extent : Moderate, Area Affected : 30%       |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%      |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| Glass Block           | 3%   | Now               | \$27,900       | LIFE               | **             | 5           | \$3,200        |          |
|                       | Broken/Missing Elements, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| Metal Louvers         | 2%   |                   |                | 2040               | **             | 10          | \$21,500       |          |
| Parapets              |  |                   |                |                    |                |             |                |          |
| Concrete Masonry Unit | 20%  | 2-4               | \$4,700        | LIFE               | **             | 5           | \$9,400        |          |
|                       | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%    |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| Masonry: Brick        | 40%  | Now               | \$208,400      | LIFE               | **             | 5           | \$16,700       |          |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|                       | Location : Throughout  |                   |                |                    |                |             |                |          |
| 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 |                |          |
|--------------|--------------------------|----------------|-------------------|---|--------------------|----------------|-------------|----------------|----------|
| 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      |             |                |          |
|              |                          |                |                   | Embedded Gravel Surface, Extent : Light, Area Affected : 15%    |                    |                |             |                |          |
|              |                          |                |                   | Location : 3rd Floor Roof                                       |                    |                |             |                |          |
|              |                          |                |                   | Water Penetration, Extent : Moderate, Area Affected : 10%       |                    |                |             |                |          |
|              |                          |                |                   | Location : Throughout   |                    |                |             |                |          |
|              | Modified Bitumen         | 65%            | 2-4               | \$142,600   | 2031               | \$2,852,800    |             |                |          |
|              |                          |                |                   | Ponding, Extent : Light, Area Affected : 15%                    |                    |                |             |                |          |
|              |                          |                |                   | Location : 3rd Floor Roof                                       |                    |                |             |                |          |
|              | Plaza Roof: Stone Panels | 20%            | Now               | \$141,900   | 2041               | * *            |             |                |          |
|              |                          |                |                   | Water Penetration, Extent : Moderate, Area Affected : 10%       |                    |                |             |                |          |
|              |                          |                |                   | Location : Annex  |                    |                |             |                |          |
|              | Skylight, Metal/Glass    | 5%             | Now               | \$119,500   | 2051               | * *            |             |                |          |
|              |                          |                |                   | Broken/Missing Elements, Extent : Moderate, Area Affected : 20% |                    |                |             |                |          |
|              |                          |                |                   | Location : 3rd Floor Roof                                       |                    |                |             |                |          |
| 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      |          |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40% |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |  |
| Cast in Place Concrete   | 7%         | 0-2               | \$39,600       | LIFE               | * *            | 5           | \$153,900      |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%        |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout Basement                                   |            |                   |                |                    |                |             |                |          |  |
| Paint Peeling, Extent : Light, Area Affected : 15%               |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout Basement                                   |            |                   |                |                    |                |             |                |          |  |
| Ceramic Tile   | 3%         | Now               | \$63,300       | 2040               | * *            | 5           | \$15,100       |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |                    |                |             |                |          |  |
| Location : Toilets Throughout                                    |            |                   |                |                    |                |             |                |          |  |
| Patching Evident, Extent : Light, Area Affected : 10%            |            |                   |                |                    |                |             |                |          |  |
| Location : Toilets Throughout                                    |            |                   |                |                    |                |             |                |          |  |
| Granite Panels   | 5%         | 0-2               | \$231,500      | LIFE               | * *            | 5           | \$37,700       |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |  |
| Terrazzo   | 5%         | Now               | \$126,600      | LIFE               | * *            | 5           | \$39,300       |          |  |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%          |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |  |
| Vinyl Tile   | 45%        | Now               | \$416,700      | 2031               | \$4,167,200    | 3           | \$169,600      |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 30%       |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout Corridors, 5th And 8th Floors              |            |                   |                |                    |                |             |                |          |  |
| Patching Evident, Extent : Light, Area Affected : 15%            |            |                   |                |                    |                |             |                |          |  |
| Location : Throughout Corridors, 5th And 8th Floors              |            |                   |                |                    |                |             |                |          |  |
| Vinyl Tile 9" X 9"   | 20%        | Now               | \$479,900      | 2026               | \$2,399,400    | 3           | \$75,400       |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 40%       |            |                   |                |                    |                |             |                |          |  |
| Location : 3rd, 5th, 8th Floor Throughout                        |            |                   |                |                    |                |             |                |          |  |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Architecture   |            | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |            |                   |                |                    |                |             |                |          |
| Interior Walls   |            |                   |                |                    |                |             |                |          |
| Ceramic Tile   | 5%         | 0-2               | \$110,300      | 2040               | **             | 5           | \$18,400       |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : 8th Floor Room 812 And Throughout               |            |                   |                |                    |                |             |                |          |
| SGFT/Glazed Masonry  | 5%         | 2-4               | \$77,400       | LIFE               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10% |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |          |
| Wood   | 5%         |                   |                | LIFE               | **             | 5           | \$295,100      |          |
| Deteriorated Finish, Extent : Light, Area Affected : 25%   |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |          |
| Ceilings   |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered  | 3%         | 0-2               | \$182,300      | 2036               | **             | 5           | \$15,100       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 60% |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |          |
| AcousTile,Adhered  | 2%         |                   |                | 2036               | **             | 5           | \$20,100       |          |
| AcousTileConcealSpLn                                       | 47%        |                   |                | 2044               | **             | 5           | \$590,600      |          |
| Exposed Struc: Steel                                       | 3%         | Now               | \$344,100      | LIFE               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Mechanical Room Penthouse - 1994 Wing           |            |                   |                |                    |                |             |                |          |
| 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      |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 20%    |            |                   |                |                    |                |             |                |          |
| Location : Room 190, 825, 856, 812 And Throughout          |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Room 190, 825, 856, 812                         |            |                   |                |                    |                |             |                |          |
| Site Enclosure   |            |                   |                |                    |                |             |                |          |
| Fence/Gates  |            |                   |                |                    |                |             |                |          |
| Chain Link   | 10%        |                   |                | 2051               | **             |             |                |          |
| Iron Picket  | 90%        |                   |                | 2051               | **             |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| 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 |
| Site Enclosure |  |                |                   |                    |         |                |             |                |          |
|                | Free Standing Walls  |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 70%            |                   |                    | 2066    |                | **          |                |          |
|                | Masonry: Brick   | 30%            | Now               | \$2,000            | 2041    |                | **          |                |          |
|                | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                |                   |                    |         |                |             |                |          |
|                | Location : South Side Parking Lot                              |                |                   |                    |         |                |             |                |          |
|                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                |                   |                    |         |                |             |                |          |
|                | Location : South Side Parking Lot                              |                |                   |                    |         |                |             |                |          |
|                | Retaining Walls  |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 100%           |                   |                    | 2066    |                | **          |                |          |
| Site Pavements |  |                |                   |                    |         |                |             |                |          |
|                | Public Sidewalk  |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 100%           | 4+                | \$8,100            | 2044    |                | **          |                |          |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 5%         |                |                   |                    |         |                |             |                |          |
|                | Location : Throughout  |                |                   |                    |         |                |             |                |          |
|                | On-Site Walkways   |                |                   |                    |         |                |             |                |          |
|                | Cast in Place Concrete   | 90%            | 0-2               | \$6,800            | 2044    |                | **          |                |          |
|                | Cracking/Crumbling, Extent : Light, Area Affected : 10%        |                |                   |                    |         |                |             |                |          |
|                | Location : South Entrance And Throughout                       |                |                   |                    |         |                |             |                |          |
|                | Masonry: Granite   | 10%            | 4+                | \$12,300           | LIFE    |                | **          |                |          |
|                | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%    |                |                   |                    |         |                |             |                |          |
|                | Location : Main Entrance Stair                                 |                |                   |                    |         |                |             |                |          |
|                | Parking/Driveway   |                |                   |                    |         |                |             |                |          |
|                | Asphalt  | 100%           |                   |                    | 2034    |                | **          |                |          |

| Electrical      |                     | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|---------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type      | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                     |  |                   |                    |         |                |             |                |          |
|                 | Service Equipment   |  |                   |                    |         |                |             |                |          |
|                 | Air Circuit Breaker | 50%  |                   |                    | 2031    | \$85,100       | 5           | \$1,600        |          |
|                 |                     | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                 |                     | Location : Electrical Room 1                             |                   |                    |         |                |             |                |          |
|                 |                     | Explanation : Two 4,000 Ampere Main Disconnect Switches. |                   |                    |         |                |             |                |          |
|                 | Fused Disc Sw       | 50%  |                   |                    | 2051    | **             | 5           | \$1,300        |          |
|                 |                     | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                 |                     | Location : Electrical Room 2                             |                   |                    |         |                |             |                |          |
|                 |                     | Explanation : Two 3,000 Ampere Main Disconnect Switches  |                   |                    |         |                |             |                |          |
| Transformers    |                     |  |                   |                    |         |                |             |                |          |
|                 | Dry Type            | 100%   |                   |                    | 2044    | **             | 5           | \$2,300        |          |
|                 |                     | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                 |                     | Location : Electrical Room 2                             |                   |                    |         |                |             |                |          |
|                 |                     | Explanation : 150 Kilovolt-ampere, 480/208/120 Volts     |                   |                    |         |                |             |                |          |

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**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

| Electrical               |                          | Current Repair  |           |                | Future Replacement |                | Maintenance |                |          |
|--------------------------|--------------------------|---|-----------|----------------|--------------------|----------------|-------------|----------------|----------|
| System                   | Component                | % of  | Fail Date | Estimated Cost | Year               | Estimated Cost | Cycle       | Estimated Cost | Priority |
|                          | Type                     | Total   | (Years)   |                | FY                 |                | (Yrs)       |                |          |
| Under 600 Volts          |                          |   |           |                |                    |                |             |                |          |
| Switchgear / Switchboard |                          |   |           |                |                    |                |             |                |          |
|                          | 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        |          |
| Raceway                  |                          |   |           |                |                    |                |             |                |          |
|                          | Conduit                  | 25%   |           |                | 2051               | * *            | 1           |                |          |
|                          | Conduit                  | 75%   |           |                | 2031               | \$634,100      | 1           |                |          |
| Panelboards              |                          |   |           |                |                    |                |             |                |          |
|                          | 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        |          |
| Wiring                   |                          |   |           |                |                    |                |             |                |          |
|                          | Braided Cloth            | 15%   | 2-4       | \$195,400      | 2056               | * *            | 1           |                |          |
|                          |                          | Insulation Aged, Extent : Moderate, Area Affected : 100%        |           |                |                    |                |             |                |          |
|                          |                          | Location : Old Sections   |           |                |                    |                |             |                |          |
|                          | Thermoplastic            | 65%   |           |                | 2031               | \$846,600      | 1           |                |          |
|                          | Thermoplastic            | 20%   |           |                | 2051               | * *            | 1           |                |          |
| Motor Controllers        |                          |   |           |                |                    |                |             |                |          |
|                          | 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               | * *            |             |                |          |
|                          |                          | Other Observation, Extent : Light, Area Affected : 100%         |           |                |                    |                |             |                |          |
|                          |                          | Location : 5th Floor  |           |                |                    |                |             |                |          |
|                          |                          | Explanation : Five Variable Frequency Drive Are Not Operational |           |                |                    |                |             |                |          |
| Ground                   |                          |   |           |                |                    |                |             |                |          |
| Grounding Devices        |                          |   |           |                |                    |                |             |                |          |
|                          | Generic                  | 50%   |           |                | LIFE               | * *            | 5           | \$9,100        |          |
|                          | Generic                  | 50%   |           |                | LIFE               | * *            | 5           | \$9,100        |          |
| Stand-by Power           |                          |   |           |                |                    |                |             |                |          |
| Transfer Switches        |                          |   |           |                |                    |                |             |                |          |
|                          | Automatic                | 100%  |           |                | 2044               | * *            | 1           | \$190,400      |          |
| Generators               |                          |   |           |                |                    |                |             |                |          |
|                          | Diesel                   | 100%  |           |                | 2040               | * *            | 1           | \$239,700      |          |
|                          |                          | Other Observation, Extent : Light, Area Affected : 100%         |           |                |                    |                |             |                |          |
|                          |                          | Location : Generator Room - Penthouse                           |           |                |                    |                |             |                |          |
|                          |                          | Explanation : One 400 Kilowatts                                 |           |                |                    |                |             |                |          |
| Batteries                |                          |   |           |                |                    |                |             |                |          |
|                          | Nickel Cadmium           | 100%  |           |                | 2026               | \$1,600        | 5           | \$138,000      |          |

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| Electrical           |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power       |                    |   |                   |                    |         |                |             |                |          |
|                      | Fuel Storage       |   |                   |                    |         |                |             |                |          |
|                      | Day Tank           | 50%   |                   |                    | 2047    | **             | 5           | \$57,400       |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                      |                    | Location : Generator Room - Penthouse                           |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : One 300 Gallon                                    |                   |                    |         |                |             |                |          |
|                      | Main Tank          | 50%   |                   |                    | 2059    | **             | 5           | \$9,100        |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                      |                    | Location : Basement   |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : 10,000 Gallon                                     |                   |                    |         |                |             |                |          |
| Lighting             |                    |   |                   |                    |         |                |             |                |          |
|                      | Interior Lighting  |   |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 30%   |                   |                    | 2026    | \$3,307,500    | 10          | \$170,300      |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : T-12 Lamps  |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 5%  |                   |                    | 2036    | **             | 10          | \$28,400       |          |
|                      |                    | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                      |                    | Location : New Sections   |                   |                    |         |                |             |                |          |
|                      |                    | Explanation : Compact Fluorescent Lamps                         |                   |                    |         |                |             |                |          |
|                      | Fluorescent        | 10%   |                   |                    | 2039    | **             | 10          | \$56,800       |          |
|                      |                    | T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |                    | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                      | 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       |          |

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

Heating

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| <b>Mechanical</b>  |                                | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                | <b>Maintenance</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>Priority</b> |
| <b>Heating</b>   |                                |                       |                          |                           |                |                       |                    |                 |
| 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>   |                                |                       |                          |                           |                |                       |                    |                 |
| <b>Conversion Equipment</b>  |                                |                       |                          |                           |                |                       |                    |                 |
|  | 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        |
| <b>Distribution</b>  |                                |                       |                          |                           |                |                       |                    |                 |
|  | 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        |
| <b>Terminal Devices</b>  |                                |                       |                          |                           |                |                       |                    |                 |
|  | 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        |
| <b>Air Conditioning</b>  |                                |                       |                          |                           |                |                       |                    |                 |
| Energy Source  |                                |                       |                          |                           |                |                       |                    |                 |
|  | Electricity                    | 100%                  |                          |                           | 2047           | * *                   | 1                  |                 |

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| Mechanical  |                             | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|-----------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning  |                             |                |                   |                |                    |                |             |                |          |
| Conversion Equipment  |                             |                |                   |                |                    |                |             |                |          |
|   | Centrifugal, Elec Chiller   | 80%            |                   |                | 2034               | **             | 1           | \$535,900      |          |
| Other Observation, Extent : Light, Area Affected : 80%  |                             |                |                   |                |                    |                |             |                |          |
| Location : Main Building Refrigeration Room And Q1 Refrigeration Room                                     |                             |                |                   |                |                    |                |             |                |          |
| Explanation : Refrigerant No.123. Two 325 Ton Units For Main Building And Two 280 Ton Units For Q1 Annex. |                             |                |                   |                |                    |                |             |                |          |
|   | Exterior Pkg Unit - Cooling | 10%            |                   |                | 2026               | \$508,700      | 2           | \$3,800        |          |
| R-22 Refrigerant, Extent : Light, Area Affected : 10%   |                             |                |                   |                |                    |                |             |                |          |
| Location : Various  |                             |                |                   |                |                    |                |             |                |          |
|   | Exterior Pkg Unit - Cooling | 10%            | Now               | \$152,600      | 2031               | \$508,700      | 2           | \$3,000        |          |
| Not in Service, Extent : Severe, Area Affected : 100%   |                             |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor Roof   |                             |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                             |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor Roof   |                             |                |                   |                |                    |                |             |                |          |
| Explanation : Glycol Air Cooled Chiller With Pump Serving Lobby Rooftop Unit.                             |                             |                |                   |                |                    |                |             |                |          |
| 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       |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                             |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor Roof   |                             |                |                   |                |                    |                |             |                |          |
| Explanation : Rooftop Cooling Only Unit Serving Lobby   |                             |                |                   |                |                    |                |             |                |          |
|   | 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      |          |
| Corroded, Extent : Severe, Area Affected : 60%  |                             |                |                   |                |                    |                |             |                |          |
| Location : Shell Badly Corroded   |                             |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%   |                             |                |                   |                |                    |                |             |                |          |
| Location : Roof   |                             |                |                   |                |                    |                |             |                |          |
| Explanation : 2 Units. One At Main Building And One At Q1 Annex.  |                             |                |                   |                |                    |                |             |                |          |
| 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           |                |          |

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| Mechanical         |                    | Current Repair |                   | Future Replacement   |         | Maintenance    |             |                |          |
|--------------------|--------------------|----------------|-------------------|--|---------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |                    |                |                   |  |         |                |             |                |          |
|                    | Water Heater       |                |                   |  |         |                |             |                |          |
|                    | Gas Fired          | 100%           |                   |  | 2029    | \$383,100      | 2           | \$9,000        |          |
|                    |                    |                |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |         |                |             |                |          |
|                    |                    |                |                   | Location : Q1 Annex Basement                                 |         |                |             |                |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%      |         |                |             |                |          |
|                    |                    |                |                   | Location : Q1 Annex Basement                                 |         |                |             |                |          |
|                    |                    |                |                   | Explanation : Two 150 Gallon Units                           |         |                |             |                |          |
|                    | HW Heat Exchanger  |                |                   |  |         |                |             |                |          |
|                    | Steam Fired        | 80%            |                   |  | 2041    | * *            | 4           | \$49,000       |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%      |         |                |             |                |          |
|                    |                    |                |                   | Location : Basement  |         |                |             |                |          |
|                    |                    |                |                   | Explanation : 2,000 Gallon Storage Tank.                     |         |                |             |                |          |
|                    | No Component       | 20%            |                   |  |         |                |             |                |          |
|                    | Sanitary Piping    |                |                   |  |         |                |             |                |          |
|                    | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                |          |
|                    | Storm Drain Piping |                |                   |  |         |                |             |                |          |
|                    | Cast Iron          | 100%           |                   |  | LIFE    | * *            | 1           |                |          |
|                    | Sump Pump(s)       |                |                   |  |         |                |             |                |          |
|                    | Non-Submersible    | 100%           |                   |  | 2026    | \$95,800       | 4           | \$19,600       |          |
|                    | Sewage Ejector(s)  |                |                   |  |         |                |             |                |          |
|                    | Electric           | 100%           |                   |  | 2031    | \$180,900      | 4           | \$37,000       |          |
|                    | Backflow Preventer |                |                   |  |         |                |             |                |          |
|                    | No Component       | 40%            |                   |  |         |                |             |                |          |
|                    | Generic            | 60%            |                   |  | 2031    | \$95,800       | 1           | \$22,700       |          |
|                    | Fixtures           |                |                   |  |         |                |             |                |          |
|                    | Generic            | 100%           |                   |  |         |                |             |                |          |
| Vertical Transport |                    |                |                   |  |         |                |             |                |          |
|                    | Elevators          |                |                   |  |         |                |             |                |          |
|                    | Geared Traction    | 100%           |                   |  | LIFE    | * *            |             |                |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%      |         |                |             |                |          |
|                    |                    |                |                   | Location : Throughout  |         |                |             |                |          |
|                    |                    |                |                   | Explanation : 19 Units                                       |         |                |             |                |          |
| Fire Suppression   |                    |                |                   |  |         |                |             |                |          |
|                    | Standpipe          |                |                   |  |         |                |             |                |          |
|                    | Generic            | 100%           |                   |  | 2041    | * *            | 1-5         | \$312,100      |          |
|                    | Sprinkler          |                |                   |  |         |                |             |                |          |
|                    | No Component       | 80%            |                   |  |         |                |             |                |          |
|                    | Generic            | 20%            |                   |  | 2041    | * *            | 1-2         | \$34,700       |          |
|                    | Fire Pump          |                |                   |  |         |                |             |                |          |
|                    | Generic            | 100%           |                   |  | 2034    | * *            | 1           | \$115,600      |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%      |         |                |             |                |          |
|                    |                    |                |                   | Location : Basement  |         |                |             |                |          |
|                    |                    |                |                   | Explanation : Located In Q1 Annex.                           |         |                |             |                |          |

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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 |                |          |
|-------------------------|----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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%  |                   |                | LIFE               | **             | 5           | \$170,800      |          |
|                         |                | Efflorescence, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |          |
|                         |                | Location : Penthouse   |                   |                |                    |                |             |                |          |
| Metal Panel             |                | 3%   |                   |                | 2048               | **             | 5-10        | \$38,300       |          |
| Window Wall             |                | 5%   | Now               | \$9,700        | 2048               | **             | 5           | \$17,400       |          |
|                         |                | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                         |                | Location : Main Entrances North And South                      |                   |                |                    |                |             |                |          |
| Windows                 |                |  |                   |                |                    |                |             |                |          |
| Aluminum                |                | 97%  | Now               | \$28,500       | 2044               | **             | 5           | \$15,700       |          |
|                         |                | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                         |                | Location : 4th Floor Offices                                   |                   |                |                    |                |             |                |          |
| 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        |          |
|                         |                | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                   |                |                    |                |             |                |          |
|                         |                | Location : Coping  |                   |                |                    |                |             |                |          |
| Stucco Cement           |                | 45%  |                   |                | 2041               | **             | 5           | \$24,800       |          |
| Roof                    |                |  |                   |                |                    |                |             |                |          |
| IRMA/Protected Membrane |                | 80%  | Now               | \$17,900       | 2033               | **             |             |                |          |
|                         |                | Water Penetration, Extent : Moderate, Area Affected : 2%       |                   |                |                    |                |             |                |          |
|                         |                | Location : Offices 5th Floor                                   |                   |                |                    |                |             |                |          |
| Skylight, Metal/Glass   |                | 5%   | Now               | \$51,900       | 2048               | **             |             |                |          |
|                         |                | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                         |                | Location : Main Lobby  |                   |                |                    |                |             |                |          |
| 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**

| Architecture  |                       | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type        | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |                       |                |                   |                |                    |                |             |                |          |
| Interior Walls  |                       |                |                   |                |                    |                |             |                |          |
|   | 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      |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%    |                       |                |                   |                |                    |                |             |                |          |
| Location : 5th Floor Offices                                |                       |                |                   |                |                    |                |             |                |          |
|   | Masonry: Brick        | 12%            |                   |                | LIFE               | **             |             |                |          |
|   | Metal Panel           | 3%             |                   |                | LIFE               | **             |             |                |          |
|   | Wood                  | 10%            |                   |                | LIFE               | **             | 5           | \$119,300      |          |
| Ceilings  |                       |                |                   |                |                    |                |             |                |          |
|   | AcousTileSusp.Lay-In  | 85%            | Now               | \$50,300       | 2041               | **             | 5           | \$143,500      |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%    |                       |                |                   |                |                    |                |             |                |          |
| Location : 5th Floor Throughout                             |                       |                |                   |                |                    |                |             |                |          |
|   | Exposed Struc: Steel  | 5%             | Now               | \$77,100       | LIFE               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 1%    |                       |                |                   |                |                    |                |             |                |          |
| Location : Basement, Below Exterior Walkway                 |                       |                |                   |                |                    |                |             |                |          |
|   | Gypsum Board          | 10%            |                   |                | LIFE               | **             | 5           | \$42,200       |          |
| Site Enclosure  |                       |                |                   |                |                    |                |             |                |          |
|   | Fence/Gates           |                |                   |                |                    |                |             |                |          |
|   | Aluminum Picket       | 100%           |                   |                | 2048               | **             |             |                |          |
| Deteriorated Finish, Extent : Moderate, Area Affected : 25% |                       |                |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |                       |                |                   |                |                    |                |             |                |          |
| Site Pavements  |                       |                |                   |                |                    |                |             |                |          |
|   | Public Sidewalk       |                |                   |                |                    |                |             |                |          |
|   | Pavers/Stone          | 100%           |                   |                | 2037               | **             |             |                |          |
|   | On-Site Walkways      |                |                   |                |                    |                |             |                |          |
|   | Pavers/Stone          | 100%           |                   |                | 2037               | **             |             |                |          |

| Electrical  |                   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|-------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type    | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                   |                |                   |                    |         |                |             |                |          |
|   | Service Equipment |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw     | 100%           |                   |                    | 2048    | **             | 5           | \$800          |          |
| Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                   |                    |         |                |             |                |          |
| Location : Electrical Room  |                   |                |                   |                    |         |                |             |                |          |
| Explanation : 2- Main Service Switches Rated At 2,000 Amperes And 1,200 Amperes                           |                   |                |                   |                    |         |                |             |                |          |
| Transformers  |                   |                |                   |                    |         |                |             |                |          |
|   | Dry Type          | 100%           |                   |                    | 2041    | **             | 5           | \$600          |          |
| Other Observation, Extent : Moderate, Area Affected : 100%  |                   |                |                   |                    |         |                |             |                |          |
| Location : Electrical Room And Penthouse  |                   |                |                   |                    |         |                |             |                |          |
| Explanation : 45 Kilovolt-ampere, 2- 30 Kilovolt-ampere 480/2018/120v And 10- 51 Kilovolt-ampere 460/230v |                   |                |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard  |                   |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw     | 100%           |                   |                    | 2048    | **             | 5           | \$800          |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| Electrical   |                      | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--|----------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type       | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts  |                      |                |                   |                    |         |                |             |                |          |
| 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        |          |
| Ground   |                      |                |                   |                    |         |                |             |                |          |
| Grounding Devices  |                      |                |                   |                    |         |                |             |                |          |
|  | Generic              | 100%           |                   |                    | LIFE    | **             | 5           | \$2,600        |          |
| Stand-by Power   |                      |                |                   |                    |         |                |             |                |          |
| Transfer Switches  |                      |                |                   |                    |         |                |             |                |          |
|  | Automatic            | 100%           |                   |                    | 2041    | **             | 1           | \$53,800       |          |
| Generators   |                      |                |                   |                    |         |                |             |                |          |
|  | Diesel               | 100%           |                   |                    | 2037    | **             | 1           | \$67,800       |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                      |                |                   |                    |         |                |             |                |          |
| Location : Penthouse   |                      |                |                   |                    |         |                |             |                |          |
| Explanation : Emergency Generator Rated At 1100 Kilowatts    |                      |                |                   |                    |         |                |             |                |          |
| Batteries  |                      |                |                   |                    |         |                |             |                |          |
|  | Lead/Acid            | 100%           |                   |                    | 2022    | \$1,600        | 5           | \$6,500        |          |
| Fuel Storage   |                      |                |                   |                    |         |                |             |                |          |
|  | Day Tank             | 50%            |                   |                    | 2044    | **             | 5           | \$16,200       |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                      |                |                   |                    |         |                |             |                |          |
| Location : Penthouse   |                      |                |                   |                    |         |                |             |                |          |
| Explanation : 275 Gallon Capacity                            |                      |                |                   |                    |         |                |             |                |          |
|  | Main Tank            | 50%            |                   |                    | 2056    | **             | 5           | \$2,600        |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                      |                |                   |                    |         |                |             |                |          |
| Location : Basement  |                      |                |                   |                    |         |                |             |                |          |
| Explanation : 5,000 Gallon Capacity                          |                      |                |                   |                    |         |                |             |                |          |
| Lighting   |                      |                |                   |                    |         |                |             |                |          |
| Interior Lighting  |                      |                |                   |                    |         |                |             |                |          |
|  | Fluorescent          | 85%            |                   |                    | 2033    | **             | 10          | \$136,400      |          |
| T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% |                      |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                           |                      |                |                   |                    |         |                |             |                |          |
|  | Fluorescent          | 10%            |                   |                    | 2033    | **             | 10          | \$16,100       |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                      |                |                   |                    |         |                |             |                |          |
| Location : Hallways  |                      |                |                   |                    |         |                |             |                |          |
| Explanation : Compact Fluorescent Light Fixtures             |                      |                |                   |                    |         |                |             |                |          |
|  | HID                  | 5%             |                   |                    | 2033    | **             | 10          | \$300          |          |
| Other Observation, Extent : Light, Area Affected : 100%      |                      |                |                   |                    |         |                |             |                |          |
| Location : Atrium  |                      |                |                   |                    |         |                |             |                |          |
| Explanation : Artwork Floodlighting                          |                      |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| Electrical           |                      | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                      |  |                   |                    |         |                |             |                |          |
|                      | Egress Lighting      |  |                   |                    |         |                |             |                |          |
|                      | Emergency, Service   | 50%  |                   |                    | 2033    | **             | 1           |                |          |
|                      | Exit, LED            | 50%  |                   |                    | 2056    | **             | 1           |                |          |
|                      | Exterior Lighting    |  |                   |                    |         |                |             |                |          |
|                      | HID                  | 30%  |                   |                    | 2033    | **             | 10          | \$200          |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                    |         |                |             |                |          |
|                      |                      | Location : Roof  |                   |                    |         |                |             |                |          |
|                      |                      | Explanation : T-3 Halogen Lamps  |                   |                    |         |                |             |                |          |
|                      | No Component         | 70%  |                   |                    |         |                |             |                |          |
| Lightning Protection |                      |  |                   |                    |         |                |             |                |          |
|                      | Arresters/Cabling    |  |                   |                    |         |                |             |                |          |
|                      | Generic              | 100%   |                   |                    | 2056    | **             | 5           | \$5,100        |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                    |         |                |             |                |          |
|                      |                      | Location : Roof  |                   |                    |         |                |             |                |          |
|                      |                      | Explanation : Copper   |                   |                    |         |                |             |                |          |
| Alarm                |                      |  |                   |                    |         |                |             |                |          |
|                      | Security System      |  |                   |                    |         |                |             |                |          |
|                      | No Component         | 70%  |                   |                    |         |                |             |                |          |
|                      | Generic              | 30%  |                   |                    | 2033    | **             | 1           | \$19,600       |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                    |         |                |             |                |          |
|                      |                      | Location : Hallways, Lobby And Outside                                       |                   |                    |         |                |             |                |          |
|                      |                      | Explanation : CCTV Surveillance Cameras                                      |                   |                    |         |                |             |                |          |
|                      | Fire/Smoke Detection |  |                   |                    |         |                |             |                |          |
|                      | Generic, Analog      | 100%   |                   |                    | 2033    | **             | 1-3         | \$107,800      |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%                      |                   |                    |         |                |             |                |          |
|                      |                      | Location : Throughout The Building   |                   |                    |         |                |             |                |          |
|                      |                      | Explanation : Strobe Lights, Horns, Manual Pull Stations And Smoke Detectors |                   |                    |         |                |             |                |          |

| Mechanical       |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |   |                |                   |                    |         |                |             |                |          |
|                  | Energy Source   |                |                   |                    |         |                |             |                |          |
|                  | Interruptible Gas/Dual Fuel                             | 100%           |                   |                    | 2048    | **             | 1           |                |          |
|                  | Conversion Equipment                                    |                |                   |                    |         |                |             |                |          |
|                  | Hot Water Boiler  | 100%           |                   |                    | 2041    | **             | 1           | \$86,500       |          |
|                  | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                  | Location : Basement Boiler Room                         |                |                   |                    |         |                |             |                |          |
|                  | Explanation : 2 Units                                   |                |                   |                    |         |                |             |                |          |
|                  | Distribution  |                |                   |                    |         |                |             |                |          |
|                  | Hot Wtr Piping/Pump                                     | 100%           |                   |                    | 2044    | **             | 4           | \$8,600        |          |
|                  | Terminal Devices  |                |                   |                    |         |                |             |                |          |
|                  | Air Handler   | 60%            |                   |                    | 2033    | **             | 1           | \$64,900       |          |
|                  | Convactor/Radiator                                      | 40%            |                   |                    | 2041    | **             | 1           | \$22,600       |          |
| Air Conditioning |   |                |                   |                    |         |                |             |                |          |

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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**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| Mechanical         |                                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--------------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type                 | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning   |                                |   |                   |                    |         |                |             |                |          |
|                    | Energy Source                  |   |                   |                    |         |                |             |                |          |
|                    | Natural Gas                    | 100%  |                   |                    | 2048    | **             | 1           |                |          |
|                    | Conversion Equipment           |   |                   |                    |         |                |             |                |          |
|                    | Absorption Chiller/Direct Fire | 90%   |                   |                    | 2033    | **             | 1           | \$170,400      |          |
|                    |                                | Other Observation, Extent : Light, Area Affected : 90%  |                   |                    |         |                |             |                |          |
|                    |                                | Location : Basement                                     |                   |                    |         |                |             |                |          |
|                    |                                | Explanation : 3 Units One Being Serviced During Visit   |                   |                    |         |                |             |                |          |
|                    | 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        |          |
|                    |                                | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                    |                                | Location : Penthouse Mechanical Room                    |                   |                    |         |                |             |                |          |
|                    |                                | Explanation : 2-250 Gallons                             |                   |                    |         |                |             |                |          |
|                    | Sanitary Piping                |   |                   |                    |         |                |             |                |          |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                    | Storm Drain Piping             |   |                   |                    |         |                |             |                |          |
|                    | Cast Iron                      | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                    | Sewage Ejector(s)              |   |                   |                    |         |                |             |                |          |
|                    | Electric                       | 100%  |                   |                    | 2033    | **             | 4           | \$7,000        |          |
|                    | Fixtures                       |   |                   |                    |         |                |             |                |          |
|                    | Generic                        | 100%  |                   |                    |         |                |             |                |          |
| Vertical Transport |                                |   |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS FAMILY COURT**  
**Asset # : 13663**

| <b>Mechanical</b>  |                       | <b>Current Repair</b> |                          | <b>Future Replacement</b> |                       | <b>Maintenance</b> |                       |                 |
|--|-----------------------|-----------------------|--------------------------|---------------------------|-----------------------|--------------------|-----------------------|-----------------|
| <b>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>Priority</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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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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| 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       |                         |  |                   |                |                    |                |             |                |          |
| Exterior Walls |                         |  |                   |                |                    |                |             |                |          |
|                | Bronze/Brass            | 2%   |                   |                | LIFE               | **             |             |                |          |
|                | Masonry: Brick          | 3%   |                   |                | LIFE               | **             | 5           | \$12,700       |          |
|                |                         | Staining/Discoloring, Extent : Light, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|                |                         | Location : Penthouse   |                   |                |                    |                |             |                |          |
|                | Masonry: Granite        | 8%   | 4+                | \$216,200      | LIFE               | **             | 5           | \$25,300       |          |
|                |                         | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone      | 87%  | Now               | \$868,900      | LIFE               | **             | 5           | \$275,300      |          |
|                |                         | Cracking/Crumbling, Extent : Moderate, Area Affected : 6%      |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                         | Staining/Discoloring, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout At Doors, Exterior Balcony, Spandrels    |                   |                |                    |                |             |                |          |
| Windows        |                         |  |                   |                |                    |                |             |                |          |
|                | Aluminum                | 93%  |                   |                | 2036               | **             | 5           | \$67,300       |          |
|                |                         | Deteriorated Finish, Extent : Light, Area Affected : 25%       |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Metal Louvers           | 2%   |                   |                | 2031               | \$46,700       | 10          | \$9,000        |          |
|                | Steel                   | 5%   | Now               | \$10,200       | 2044               | **             | 5           | \$22,600       |          |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                |                         | Location : Pentouse  |                   |                |                    |                |             |                |          |
| Parapets       |                         |  |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone      | 75%  | Now               | \$328,800      | LIFE               | **             | 5           | \$24,300       |          |
|                |                         | Broken/Missing Elements, Extent : Severe, Area Affected : 2%   |                   |                |                    |                |             |                |          |
|                |                         | Location : Southeast Corner                                    |                   |                |                    |                |             |                |          |
|                |                         | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                         | Staining/Discoloring, Extent : Moderate, Area Affected : 25%   |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | 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      |          |
|                |                         | Other Observation, Extent : Moderate, Area Affected : 100%     |                   |                |                    |                |             |                |          |
|                |                         | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                         | Explanation : Painted Surfaces                                 |                   |                |                    |                |             |                |          |
|                | Modified Bitumen        | 35%  | Now               | \$70,800       | 2033               | **             |             |                |          |
|                |                         | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |                    |                |             |                |          |
|                |                         | Location : Over Courtroom 68                                   |                   |                |                    |                |             |                |          |
|                |                         | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|                |                         | Location : Over Courtroom 68                                   |                   |                |                    |                |             |                |          |
|                | Skylight, Metal/Glass   | 5%   |                   |                | 2038               | **             | 10          | \$22,900       |          |
| Soffits        |                         |  |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone      | 100%   |                   |                | LIFE               | **             | 5           |                |          |

## Interior

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

Estimates are rounded to the nearest hundred dollars.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Architecture   |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior       |                        |  |                   |                |                    |                |             |                |          |
| Floors         |                        |  |                   |                |                    |                |             |                |          |
|                | 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      |          |
|                |                        | Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |                   |                |                    |                |             |                |          |
|                |                        | Location : Basement  |                   |                |                    |                |             |                |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 2%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Toilets   |                   |                |                    |                |             |                |          |
|                | Marble Panels          | 15%  |                   |                | LIFE               | **             |             |                |          |
|                | Plaster                | 15%  |                   |                | LIFE               | **             | 5           | \$43,000       |          |
|                | Plaster                | 25%  |                   |                | LIFE               | **             | 5           | \$71,600       |          |
|                | Wood                   | 20%  |                   |                | LIFE               | **             | 5           | \$763,700      |          |
|                | Wood                   | 5%   |                   |                | LIFE               | **             | 5           | \$190,900      |          |
| Ceilings       |                        |  |                   |                |                    |                |             |                |          |
|                | AcousTileSusp.Lay-In   | 20%  |                   |                | 2033               | **             | 5           | \$94,000       |          |
|                | Gypsum Board           | 5%   | 0-2               | \$5,100        | LIFE               | **             | 5           | \$29,400       |          |
|                |                        | Water Penetration, Extent : Light, Area Affected : 2%          |                   |                |                    |                |             |                |          |
|                |                        | Location : Toilets   |                   |                |                    |                |             |                |          |
|                | Plaster                | 20%  | Now               | \$74,800       | LIFE               | **             | 5           | \$58,700       |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 5%    |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 2%       |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Plaster                | 55%  |                   |                | LIFE               | **             | 5           | \$161,500      |          |
|                |                        | Staining/Discoloring, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                        | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Site Enclosure |                        |  |                   |                |                    |                |             |                |          |
| Fence/Gates    |                        |  |                   |                |                    |                |             |                |          |
|                | Chain Link             | 10%  |                   |                | 2048               | **             |             |                |          |
|                | Iron Picket            | 90%  | Now               | \$29,100       | 2048               | **             |             |                |          |
|                |                        | Corrosion/Rusting, Extent : Severe, Area Affected : 90%        |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout, Corner Post Corroded Through            |                   |                |                    |                |             |                |          |
|                |                        | Deteriorated Finish, Extent : Severe, Area Affected : 90%      |                   |                |                    |                |             |                |          |
|                |                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                        | Impact Damage, Extent : Moderate, Area Affected : 5%           |                   |                |                    |                |             |                |          |
|                |                        | Location : Gate Damaged  |                   |                |                    |                |             |                |          |
| Site Pavements |                        |  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| 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 |
| Site Pavements   |            |                   |                |                    |                |             |                |          |
| Public Sidewalk  |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 95%        |                   |                | 2041               |                | * *         |                |          |
| Pavers/Stone   | 5%         |                   |                | 2037               |                | * *         |                |          |
| On-Site Walkways   |            |                   |                |                    |                |             |                |          |
| Cast in Place Concrete   | 77%        | Now               | \$42,000       | 2033               |                | * *         |                |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 5% |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 10%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Tripping Hazard, Extent : Moderate, Area Affected : 5%         |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Masonry: Granite   | 23%        | Now               | \$40,700       | LIFE               |                | * *         |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Misaligned/Bulging, Extent : Moderate, Area Affected : 5%      |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Tripping Hazard, Extent : Moderate, Area Affected : 2%         |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |
| Parking/Driveway   |            |                   |                |                    |                |             |                |          |
| Asphalt  | 100%       | 4+                | \$61,300       | 2031               | \$306,500      |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 20%     |            |                   |                |                    |                |             |                |          |
| Location : Throughout  |            |                   |                |                    |                |             |                |          |

| Electrical  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                |                |                   |                    |         |                |             |                |          |
| Service Equipment   |                |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw  | 50%            |                   |                    | 2048    | * *            | 5           | \$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    | * *            | 5           | \$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>                       |                |                |                   |                    |         |                |             |                |          |
| Transformers  |                |                |                   |                    |         |                |             |                |          |
|   | Dry Type       | 100%           |                   |                    | 2041    | * *            | 5           | \$1,100        |          |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i>  |                |                |                   |                    |         |                |             |                |          |
| <i>Location : Chiller And Elevator Machinery Rooms</i>  |                |                |                   |                    |         |                |             |                |          |
| <i>Explanation : 2- 750 Kilovolt-ampere, 480/277/208 Volts, 6- 30 Kilovolt-ampere 208/480/277 Volts</i> |                |                |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard  |                |                |                   |                    |         |                |             |                |          |
|   | Fused Disc Sw  | 100%           |                   |                    | 2048    | * *            | 5           | \$1,300        |          |

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.

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Electrical        |                          | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|-------------------|--------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System            | Component Type           | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |  |                   |                |                    |                |             |                |          |
| 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           |                |          |
|                   |                          | Insulation Aged, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                   |                          | Location : Throughout The Building                       |                   |                |                    |                |             |                |          |
|                   | 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               | * *            |             |                |          |
| Ground            |                          |  |                   |                |                    |                |             |                |          |
| Grounding Devices |                          |  |                   |                |                    |                |             |                |          |
|                   | Generic                  | 100%   |                   |                | LIFE               | * *            | 5           | \$4,500        |          |
| Stand-by Power    |                          |  |                   |                |                    |                |             |                |          |
| Transfer Switches |                          |  |                   |                |                    |                |             |                |          |
|                   | Automatic                | 100%   |                   |                | 2041               | * *            | 1           | \$94,800       |          |
| Generators        |                          |  |                   |                |                    |                |             |                |          |
|                   | Diesel                   | 100%   |                   |                | 2037               | * *            | 1           | \$119,400      |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                   |                          | Location : Roof  |                   |                |                    |                |             |                |          |
|                   |                          | Explanation : No Available Nameplate Rating Capacity     |                   |                |                    |                |             |                |          |
| Batteries         |                          |  |                   |                |                    |                |             |                |          |
|                   | Lead/Acid                | 100%   |                   |                | 2022               | \$1,600        | 5           | \$11,400       |          |
| Fuel Storage      |                          |  |                   |                |                    |                |             |                |          |
|                   | Day Tank                 | 50%  |                   |                | 2044               | * *            | 5           | \$28,600       |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                   |                          | Location : Roof  |                   |                |                    |                |             |                |          |
|                   |                          | Explanation : 275 Gallon Capacity                        |                   |                |                    |                |             |                |          |
|                   | Main Tank                | 50%  |                   |                | 2056               | * *            | 5           | \$4,500        |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                   |                          | Location : Underground                                   |                   |                |                    |                |             |                |          |
|                   |                          | Explanation : 2,000 Gallon Capacity                      |                   |                |                    |                |             |                |          |
| Lighting          |                          |  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Electrical           |   | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|---|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type  | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |   |   |                   |                    |         |                |             |                |          |
| Interior Lighting    | Fluorescent   | 60%   |                   |                    | 2033    | * *            | 10          | \$169,600      |          |
|                      |   | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |   | Location : Throughout The Building                      |                   |                    |         |                |             |                |          |
|                      |   | Explanation : T-8 Lamps                                 |                   |                    |         |                |             |                |          |
|                      | Fluorescent   | 18%   |                   |                    | 2033    | * *            | 10          | \$50,900       |          |
|                      |   | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |   | Location : Hallways And Court Rooms                     |                   |                    |         |                |             |                |          |
|                      |   | Explanation : Compact Fluorescent Light Fixtures        |                   |                    |         |                |             |                |          |
|                      | Incandescent  | 2%  |                   |                    | 2023    | \$109,800      | 2           | \$100          |          |
|                      | LED   | 20%   |                   |                    | 2036    | * *            |             |                |          |
|                      | Recent Installation, Extent : Light, Area Affected : 100%                   |   |                   |                    |         |                |             |                |          |
|                      | Location : Lobby, Courtrooms And Hallways                                   |   |                   |                    |         |                |             |                |          |
| Egress Lighting      |   |   |                   |                    |         |                |             |                |          |
| Emergency, Service   | Exit, LED   | 50%   |                   |                    | 2028    | \$82,100       | 1           |                |          |
|                      |   | 50%   |                   |                    | 2056    | * *            | 1           |                |          |
| Exterior Lighting    |   |   |                   |                    |         |                |             |                |          |
| HID                  |   | 25%   |                   |                    | 2028    | \$315,300      | 10          | \$200          |          |
|                      | LED   | 5%  |                   |                    | 2033    | * *            |             |                |          |
|                      | No Component  | 70%   |                   |                    |         |                |             |                |          |
| Lightning Protection |   |   |                   |                    |         |                |             |                |          |
| Arresters/Cabling    | Generic   | 100%  |                   |                    | 2063    | * *            | 5           | \$9,100        |          |
|                      |   |   |                   |                    |         |                |             |                |          |
| Alarm                |   |   |                   |                    |         |                |             |                |          |
| Security System      | No Component  | 70%   |                   |                    |         |                |             |                |          |
|                      | Generic   | 30%   |                   |                    | 2033    | * *            | 1           | \$34,500       |          |
|                      |   | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |   | Location : Hallways And Outside                         |                   |                    |         |                |             |                |          |
|                      | Explanation : CCTV Surveillance Cameras                                     |   |                   |                    |         |                |             |                |          |
| Fire/Smoke Detection |   |   |                   |                    |         |                |             |                |          |
| No Component         | Generic, Analog   | 60%   |                   |                    |         |                |             |                |          |
|                      |   | 40%   |                   |                    | 2033    | * *            | 1-3         | \$76,000       |          |
|                      |   | Other Observation, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                      |   | Location : Hallways, Mechanical Rooms                   |                   |                    |         |                |             |                |          |
|                      | Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns |   |                   |                    |         |                |             |                |          |

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Mechanical           |                           | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|---------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type            | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                           |  |                   |                    |         |                |             |                |          |
|                      | Conversion Equipment      |  |                   |                    |         |                |             |                |          |
|                      | Steam Boiler              | 100%   |                   |                    | 2041    | **             | 1           | \$305,200      |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |          |
|                      |                           | Location : Sub-basement Boiler Room                        |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : 2 Low Pressure Steam Units                   |                   |                    |         |                |             |                |          |
| Distribution         |                           |  |                   |                    |         |                |             |                |          |
|                      | Central Plant Steam       | 100%   |                   |                    | 2048    | **             | 4           | \$15,200       |          |
|                      | Piping/Pmp                |  |                   |                    |         |                |             |                |          |
| Terminal Devices     |                           |  |                   |                    |         |                |             |                |          |
|                      | Air Handler               | 40%  |                   |                    | 2033    | **             | 1           | \$76,200       |          |
|                      | Convactor/Radiator        | 60%  |                   |                    | 2033    | **             | 1           | \$59,700       |          |
| Air Conditioning     |                           |  |                   |                    |         |                |             |                |          |
|                      | Energy Source             |  |                   |                    |         |                |             |                |          |
|                      | Plant Campus Steam / PRV  | 30%  |                   |                    | 2038    | **             | 1           |                |          |
|                      | Electricity               | 70%  |                   |                    | 2036    | **             | 1           |                |          |
| Conversion Equipment |                           |  |                   |                    |         |                |             |                |          |
|                      | Absorption                | 25%  |                   |                    | 2037    | **             | 1           | \$83,400       |          |
|                      | Chiller/Steam/HW          |  |                   |                    |         |                |             |                |          |
|                      | Centrifugal, Elec Chiller | 40%  |                   |                    | 2037    | **             | 1           | \$133,400      |          |
|                      |                           | R-134a Refrigerant, Extent : Light, Area Affected : 40%    |                   |                    |         |                |             |                |          |
|                      |                           | Location : Basement AC Room                                |                   |                    |         |                |             |                |          |
|                      |                           | Recent Repair Evident, Extent : Light, Area Affected : 40% |                   |                    |         |                |             |                |          |
|                      |                           | Location : Basement Mechanical Room                        |                   |                    |         |                |             |                |          |
|                      | Split Unit                | 5%   |                   |                    | 2028    | \$333,800      |             |                |          |
|                      |                           | R-134a Refrigerant, Extent : Light, Area Affected : 5%     |                   |                    |         |                |             |                |          |
|                      |                           | Location : Roof  |                   |                    |         |                |             |                |          |
|                      | Window/Wall Unit          | 15%  |                   |                    | 2023    | \$97,800       | 1           |                |          |
|                      | No Component              | 15%  |                   |                    |         |                |             |                |          |
| Distribution         |                           |  |                   |                    |         |                |             |                |          |
|                      | CW & CHW Wtr              | 70%  |                   |                    | 2038    | **             | 4           | \$16,000       |          |
|                      | Pipe/Pump                 |  |                   |                    |         |                |             |                |          |
|                      | No Component              | 30%  |                   |                    |         |                |             |                |          |
| Terminal Devices     |                           |  |                   |                    |         |                |             |                |          |
|                      | Air Handler/Cool/Ht       | 65%  |                   |                    | 2033    | **             | 1           | \$123,900      |          |
|                      | Fan Coil - 4 Pipe         | 5%   |                   |                    | 2033    | **             | 1           | \$5,000        |          |
|                      | No Component              | 30%  |                   |                    |         |                |             |                |          |
| Heat Rejection       |                           |  |                   |                    |         |                |             |                |          |
|                      | Air Cooled Condenser Unit | 5%   |                   |                    | 2033    | **             | 2           | \$10,700       |          |
|                      | Water Cooling Tower       | 65%  |                   |                    | 2029    | \$655,800      | 2           | \$201,600      |          |
|                      | No Component              | 30%  |                   |                    |         |                |             |                |          |
| Ventilation          |                           |  |                   |                    |         |                |             |                |          |
|                      | Distribution              |  |                   |                    |         |                |             |                |          |
|                      | Ductwork/Diffusers        | 100%   |                   |                    | LIFE    | **             | 2-5         | \$171,900      |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS SUPREME COURT**  
**Asset # : 2038**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation        |  |                |                   |                    |         |                |             |                |          |
|                    | Exhaust Fans   |                |                   |                    |         |                |             |                |          |
|                    | Interior   | 95%            |                   |                    | 2033    | * *            | 2           | \$9,000        |          |
|                    | Roof   | 5%             |                   |                    | 2028    | \$26,000       | 2           | \$500          |          |
| Plumbing           |  |                |                   |                    |         |                |             |                |          |
|                    | H/C Water Piping   |                |                   |                    |         |                |             |                |          |
|                    | Brass/Copper   | 100%           |                   |                    | 2038    | * *            | 1           |                |          |
|                    | Water Heater   |                |                   |                    |         |                |             |                |          |
|                    | Gas Fired  | 100%           |                   |                    | 2023    | \$190,700      | 2           | \$4,500        |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                          |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement Mechanical Room  |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 1 250 Gallons  |                |                   |                    |         |                |             |                |          |
|                    | HW Heat Exchanger  |                |                   |                    |         |                |             |                |          |
|                    | Steam Fired  | 100%           |                   |                    | 2028    | \$498,100      | 4           | \$30,500       |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                          |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement Mechanical Room  |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 1 300 Gallons  |                |                   |                    |         |                |             |                |          |
|                    | 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%           |                   |                    |         |                |             |                |          |
| Vertical Transport |  |                |                   |                    |         |                |             |                |          |
|                    | Elevators  |                |                   |                    |         |                |             |                |          |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | * *            |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                          |                |                   |                    |         |                |             |                |          |
|                    | Location : 5 Units From Sub-basement To 7th Floor, 5 Units From 1st To 7th Floor |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 10 Units. 5 Units Are Currently Not In Service                     |                |                   |                    |         |                |             |                |          |
| Fire Suppression   |  |                |                   |                    |         |                |             |                |          |
|                    | 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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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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024         | FY 2025         |
|-----------------------|------------------|-----------------|-----------------|-----------------|
| 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> |



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

| 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              |  |                   |                |         |                    |             |                |          |  |
| Exterior Walls        |  |                   |                |         |                    |             |                |          |  |
| Masonry: Brick        | 70%  |                   |                | LIFE    | **                 | 5           | \$22,400       |          |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 20%     |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
|                       | Sidewalk Shed in Use, Extent : Light, Area Affected : 100%     |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
| Masonry: Granite      | 5%   |                   |                | LIFE    | **                 | 5           | \$1,200        |          |  |
| Pre-Cast Concrete     | 25%  | Now               | \$57,300       | LIFE    | **                 | 5           | \$26,000       |          |  |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 25%     |                   |                |         |                    |             |                |          |  |
|                       | Location : Window Lintels And Sills                            |                   |                |         |                    |             |                |          |  |
|                       | Water Penetration, Extent : Light, Area Affected : 20%         |                   |                |         |                    |             |                |          |  |
|                       | Location : Window Lintels                                      |                   |                |         |                    |             |                |          |  |
| Windows               |  |                   |                |         |                    |             |                |          |  |
| Steel                 | 100%   | Now               | \$893,700      | 2054    | **                 | 5           | \$98,700       |          |  |
|                       | Air Infiltration, Extent : Moderate, Area Affected : 100%      |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
|                       | Corrosion/Rusting, Extent : Moderate, Area Affected : 90%      |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
|                       | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
|                       | Unit Inoperable, Extent : Severe, Area Affected : 75%          |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
| Parapets              |  |                   |                |         |                    |             |                |          |  |
| Masonry: Brick        | 85%  | 4+                | \$24,200       | LIFE    | **                 | 5           | \$3,900        |          |  |
|                       | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |          |  |
|                       | Location : Various Locations Throughout                        |                   |                |         |                    |             |                |          |  |
|                       | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
|                       | Recent Repair Evident, Extent : Light, Area Affected : 15%     |                   |                |         |                    |             |                |          |  |
|                       | Location : Throughout  |                   |                |         |                    |             |                |          |  |
| Pre-Cast Concrete     | 15%  |                   |                | LIFE    | **                 | 5           | \$4,300        |          |  |
| Roof                  |  |                   |                |         |                    |             |                |          |  |
| Modified Bitumen      | 100%   | 4+                | \$18,300       | 2029    | \$366,800          |             |                |          |  |
|                       | Alligatoring, Extent : Moderate, Area Affected : 100%          |                   |                |         |                    |             |                |          |  |
|                       | Location : At Seams  |                   |                |         |                    |             |                |          |  |
|                       | Vegetation Growth, Extent : Light, Area Affected : 2%          |                   |                |         |                    |             |                |          |  |
|                       | Location : Pitch Cups At Base Of Antenna                       |                   |                |         |                    |             |                |          |  |

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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| Architecture  |                        | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |                        |                |                   |                    |         |                |             |                |          |
| Floors  |                        |                |                   |                    |         |                |             |                |          |
|   | Carpet                 | 5%             | Now               | \$36,700           | 2031    | \$36,700       | 3           | \$4,000        |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 50%          |                        |                |                   |                    |         |                |             |                |          |
| Location : Penthouse  |                        |                |                   |                    |         |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 100%                  |                        |                |                   |                    |         |                |             |                |          |
| Location : Penthouse  |                        |                |                   |                    |         |                |             |                |          |
|   | Cast in Place Concrete | 10%            |                   |                    | LIFE    | **             | 5           | \$11,600       |          |
|   | Ceramic Tile           | 5%             | 4+                | \$5,600            | 2032    | **             | 5           | \$1,300        |          |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%      |                        |                |                   |                    |         |                |             |                |          |
| Location : Bathrooms  |                        |                |                   |                    |         |                |             |                |          |
|   | Terrazzo               | 15%            |                   |                    | LIFE    | **             | 5           | \$6,200        |          |
|   | Vinyl Tile 9" X 9"     | 65%            |                   |                    | 2029    | \$411,700      | 3           | \$12,900       |          |
| Worn/Eroded, Extent : Light, Area Affected : 30%                      |                        |                |                   |                    |         |                |             |                |          |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |          |
| Interior Walls  |                        |                |                   |                    |         |                |             |                |          |
|   | Concrete Masonry Unit  | 10%            |                   |                    | LIFE    | **             | 5           | \$2,300        |          |
|   | Marble Panels          | 5%             |                   |                    | LIFE    | **             |             |                |          |
|   | Plaster                | 70%            | Now               | \$69,600           | LIFE    | **             | 5           | \$12,000       |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 30%              |                        |                |                   |                    |         |                |             |                |          |
| Location : 4th Floor And Penthouse                                    |                        |                |                   |                    |         |                |             |                |          |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%      |                        |                |                   |                    |         |                |             |                |          |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 15%             |                        |                |                   |                    |         |                |             |                |          |
| Location : 4th Floor, Penthouse And Over Windows In Various Locations |                        |                |                   |                    |         |                |             |                |          |
|   | SGFT/Glazed Masonry    | 15%            |                   |                    | LIFE    | **             |             |                |          |
| Ceilings  |                        |                |                   |                    |         |                |             |                |          |
|   | AcousTile,Adhered      | 10%            |                   |                    | 2034    | **             | 5           | \$5,300        |          |
|   | Plaster                | 90%            | 0-2               | \$67,900           | LIFE    | **             | 5           | \$29,900       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%            |                        |                |                   |                    |         |                |             |                |          |
| Location : 4th Floor Rooms 415, 418                                   |                        |                |                   |                    |         |                |             |                |          |
| Staining/Discoloring, Extent : Moderate, Area Affected : 15%          |                        |                |                   |                    |         |                |             |                |          |
| Location : Various Locations Throughout                               |                        |                |                   |                    |         |                |             |                |          |
| Site Enclosure  |                        |                |                   |                    |         |                |             |                |          |
| Fence/Gates   |                        |                |                   |                    |         |                |             |                |          |
|   | Chain Link             | 100%           |                   |                    | 2039    | **             |             |                |          |
| Free Standing Walls   |                        |                |                   |                    |         |                |             |                |          |
|   | Cast in Place Concrete | 80%            | 4+                | \$100              | 2049    | **             |             |                |          |
| Broken/Missing Elements, Extent : Light, Area Affected : 2%           |                        |                |                   |                    |         |                |             |                |          |
| Location : Handicap Ramp  |                        |                |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 50%             |                        |                |                   |                    |         |                |             |                |          |
| Location : Throughout   |                        |                |                   |                    |         |                |             |                |          |
| Explanation : Missing Or Deteriorated Joints                          |                        |                |                   |                    |         |                |             |                |          |
|   | Masonry: Fieldstone    | 20%            |                   |                    | 2039    | **             |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%               |                        |                |                   |                    |         |                |             |                |          |
| Location : Front Of Building  |                        |                |                   |                    |         |                |             |                |          |
| Explanation : This Is Actually Granite                                |                        |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| 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 |

## Site Pavements

## Public Sidewalk

|  |      |     |         |      |  |     |  |  |  |
|--|------|-----|---------|------|--|-----|--|--|--|
| Cast in Place Concrete   | 100% | 0-2 | \$1,700 | 2034 |  | * * |  |  |  |
| <i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i> |      |     |         |      |  |     |  |  |  |
| <i>Location : Shuyvesant Place</i>                             |      |     |         |      |  |     |  |  |  |

## On-Site Walkways

|  |     |     |       |      |  |     |  |  |  |
|--|-----|-----|-------|------|--|-----|--|--|--|
| Cast in Place Concrete   | 98% |     |       | 2034 |  | * * |  |  |  |
| Masonry: Granite   | 2%  | Now | \$700 | LIFE |  | * * |  |  |  |
| <i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 30%</i> |     |     |       |      |  |     |  |  |  |
| <i>Location : Stairs At Front Entrance</i>                         |     |     |       |      |  |     |  |  |  |

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

## Under 600 Volts

## Service Equipment

|  |      |  |  |      |  |     |   |       |  |
|--|------|--|--|------|--|-----|---|-------|--|
| Fused Disc Sw  | 100% |  |  | 2055 |  | * * | 5 | \$200 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |  |     |   |       |  |
| <i>Location : Boiler Room</i>                                  |      |  |  |      |  |     |   |       |  |
| <i>Explanation : One 800 Ampere Main Disconnect Switch</i>     |      |  |  |      |  |     |   |       |  |

## Switchgear / Switchboard

|  |     |     |          |      |  |     |   |  |  |
|--|-----|-----|----------|------|--|-----|---|--|--|
| Fused Knife Sw   | 50% | 0-2 | \$39,700 | 2059 |  | * * | 5 |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |     |     |          |      |  |     |   |  |  |
| <i>Location : Boiler Room</i>                                  |     |     |          |      |  |     |   |  |  |
| <i>Explanation : Obsolete And Unsafe Equipment</i>             |     |     |          |      |  |     |   |  |  |
| Fused Knife Sw   | 50% | 0-2 | \$39,700 | 2059 |  | * * | 5 |  |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |     |     |          |      |  |     |   |  |  |
| <i>Location : Electrical Room</i>                              |     |     |          |      |  |     |   |  |  |
| <i>Explanation : Obsolete And Unsafe Equipment</i>             |     |     |          |      |  |     |   |  |  |

## Raceway

|         |     |  |  |      |  |         |   |  |  |
|---------|-----|--|--|------|--|---------|---|--|--|
| Conduit | 85% |  |  | 2039 |  | * *     | 1 |  |  |
| Conduit | 5%  |  |  | 2055 |  | * *     | 1 |  |  |
| Conduit | 10% |  |  | 2029 |  | \$3,800 | 1 |  |  |

## Panelboards

|   |     |     |          |      |  |         |   |       |  |
|---|-----|-----|----------|------|--|---------|---|-------|--|
| Fused Toggle Switch   | 85% | 0-2 | \$41,300 | 2054 |  | * *     | 5 | \$300 |  |
| <i>On Extended Life, Extent : Light, Area Affected : 100%</i> |     |     |          |      |  |         |   |       |  |
| <i>Location : Throughout</i>                                  |     |     |          |      |  |         |   |       |  |
| Molded Case Bkrs  | 15% |     |          | 2028 |  | \$7,300 | 5 | \$100 |  |

## Wiring

|   |     |     |          |      |  |     |   |  |  |
|---|-----|-----|----------|------|--|-----|---|--|--|
| Braided Cloth   | 85% | 2-4 | \$47,400 | 2054 |  | * * | 1 |  |  |
| <i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> |     |     |          |      |  |     |   |  |  |
| <i>Location : Throughout</i>                                    |     |     |          |      |  |     |   |  |  |
| Thermoplastic   | 5%  |     |          | 2055 |  | * * | 1 |  |  |
| Thermoplastic   | 10% |     |          | 2039 |  | * * | 1 |  |  |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| Electrical      |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |  |                |                   |                    |         |                |             |                |          |
|                 | Motor Controllers  |                |                   |                    |         |                |             |                |          |
|                 | Locally Mounted  | 70%            |                   |                    | 2027    | \$56,700       | 5           | \$200          |          |
|                 | Locally Mounted  | 30%            | 0-2               | \$24,300           | 2049    | * *            | 5           |                |          |
|                 | On Extended Life, Extent : Light, Area Affected : 100%               |                |                   |                    |         |                |             |                |          |
|                 | Location : Mechanical Room   |                |                   |                    |         |                |             |                |          |
| Ground          |  |                |                   |                    |         |                |             |                |          |
|                 | Grounding Devices  |                |                   |                    |         |                |             |                |          |
|                 | Not Accessible   | 100%           |                   |                    |         |                |             |                |          |
| Lighting        |  |                |                   |                    |         |                |             |                |          |
|                 | Interior Lighting  |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent  | 88%            |                   |                    | 2034    | * *            | 10          | \$28,900       |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%              |                |                   |                    |         |                |             |                |          |
|                 | Location : Throughout  |                |                   |                    |         |                |             |                |          |
|                 | Explanation : Using T-12 Lamps                                       |                |                   |                    |         |                |             |                |          |
|                 | Fluorescent  | 10%            |                   |                    | 2034    | * *            | 10          | \$3,300        |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%              |                |                   |                    |         |                |             |                |          |
|                 | Location : Throughout  |                |                   |                    |         |                |             |                |          |
|                 | Explanation : Using T-8 Lamps  |                |                   |                    |         |                |             |                |          |
|                 | Incandescent   | 2%             | 0-2               | \$12,800           | 2039    | * *            | 2           |                |          |
|                 | Obsolete Fixtures, Extent : Light, Area Affected : 100%              |                |                   |                    |         |                |             |                |          |
|                 | Location : Basement  |                |                   |                    |         |                |             |                |          |
|                 | Egress Lighting  |                |                   |                    |         |                |             |                |          |
|                 | Emergency, Battery   | 50%            |                   |                    | 2024    | \$26,200       | 10          | \$4,300        |          |
|                 | Exit, Service  | 50%            |                   |                    | 2024    | \$6,500        | 1           |                |          |
|                 | Exterior Lighting  |                |                   |                    |         |                |             |                |          |
|                 | Incandescent   | 100%           | 0-2               | \$124,400          | 2039    | * *            | 2           |                |          |
|                 | Other Observation, Extent : Light, Area Affected : 100%              |                |                   |                    |         |                |             |                |          |
|                 | Location : Temporary Incandescent Fixtures On Building Back.         |                |                   |                    |         |                |             |                |          |
|                 | Explanation : Temporary Incandescent Fixtures Installed Under Canopy |                |                   |                    |         |                |             |                |          |
| Alarm           |  |                |                   |                    |         |                |             |                |          |
|                 | Fire/Smoke Detection   |                |                   |                    |         |                |             |                |          |
|                 | No Component   | 65%            |                   |                    |         |                |             |                |          |
|                 | Generic, Analog  | 35%            |                   |                    | 2024    | \$140,700      | 1-3         | \$7,700        |          |

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

| Mechanical           |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                      |  |                   |                |                    |                |             |                |          |
|                      | Conversion Equipment |  |                   |                |                    |                |             |                |          |
|                      | Steam Boiler         | 50%  | Now               | \$117,600      | 2049               | * *            | 1           | \$16,000       |          |
|                      |                      | Abandoned in Place, Extent : Moderate, Area Affected : 50%                         |                   |                |                    |                |             |                |          |
|                      |                      | Location : Basement  |                   |                |                    |                |             |                |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 100%                            |                   |                |                    |                |             |                |          |
|                      |                      | Location : Basement Boiler Room  |                   |                |                    |                |             |                |          |
|                      |                      | Explanation : 2 Natural Gas Steam Boilers  |                   |                |                    |                |             |                |          |
|                      | Steam Boiler         | 50%  |                   |                | 2034               | * *            | 1           | \$17,700       |          |
| Distribution         |                      |  |                   |                |                    |                |             |                |          |
|                      | Central Plant Steam  | 20%  |                   |                | 2049               | * *            | 4           | \$400          |          |
|                      | Piping/Pmp           |  |                   |                |                    |                |             |                |          |
|                      | Steam Piping/Pump    | 80%  |                   |                | 2029               | \$128,600      |             |                |          |
| Terminal Devices     |                      |  |                   |                |                    |                |             |                |          |
|                      | Convactor/Radiator   | 100%   |                   |                | 2027               | \$194,600      | 1           | \$11,600       |          |
|                      |                      | On Extended Life, Extent : Moderate, Area Affected : 100%                          |                   |                |                    |                |             |                |          |
|                      |                      | Location : Throughout, The Radiators Are Approaching Their Useful Life Cycle Limit |                   |                |                    |                |             |                |          |
| Air Conditioning     |                      |  |                   |                |                    |                |             |                |          |
|                      | Energy Source        |  |                   |                |                    |                |             |                |          |
|                      | Electricity          | 100%   |                   |                | 2037               | * *            | 1           |                |          |
| Conversion Equipment |                      |  |                   |                |                    |                |             |                |          |
|                      | Split Unit           | 15%  |                   |                | 2029               | \$116,400      |             |                |          |
|                      |                      | Other Observation, Extent : Light, Area Affected : 10%                             |                   |                |                    |                |             |                |          |
|                      |                      | Location : Communications Room   |                   |                |                    |                |             |                |          |
|                      |                      | Explanation : Recent Installation  |                   |                |                    |                |             |                |          |
|                      | Window/Wall Unit     | 85%  |                   |                | 2024               | \$64,400       | 1           |                |          |
| Ventilation          |                      |  |                   |                |                    |                |             |                |          |
|                      | Distribution         |  |                   |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers   | 20%  |                   |                | LIFE               | * *            | 2-5         | \$4,000        |          |
|                      | No Component         | 80%  |                   |                |                    |                |             |                |          |
| Exhaust Fans         |                      |  |                   |                |                    |                |             |                |          |
|                      | Roof                 | 20%  | Now               | \$12,100       | 2039               | * *            | 2           | \$200          |          |
|                      |                      | Abandoned in Place, Extent : Moderate, Area Affected : 100%                        |                   |                |                    |                |             |                |          |
|                      |                      | Location : Roof  |                   |                |                    |                |             |                |          |
|                      | No Component         | 80%  |                   |                |                    |                |             |                |          |
| Plumbing             |                      |  |                   |                |                    |                |             |                |          |
|                      | H/C Water Piping     |  |                   |                |                    |                |             |                |          |
|                      | Galvanized Steel     | 100%   |                   |                | 2034               | * *            | 1           |                |          |
| Water Heater         |                      |  |                   |                |                    |                |             |                |          |
|                      | Gas Fired            | 100%   |                   |                | 2027               | \$22,200       | 2           | \$500          |          |
| Sanitary Piping      |                      |  |                   |                |                    |                |             |                |          |
|                      | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                |          |
| Storm Drain Piping   |                      |  |                   |                |                    |                |             |                |          |
|                      | Cast Iron            | 100%   |                   |                | LIFE               | * *            | 1           |                |          |

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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**  
**RICHMOND DISTRICT HEALTH CENTER**  
**Asset # : 1983**

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

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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.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| 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               |  |                   |                |                    |                |             |                |          |
| Exterior Walls         |  |                   |                |                    |                |             |                |          |
| Masonry: Brick         | 60%  | Now               | \$113,600      | LIFE               | **             | 5           | \$64,000       |          |
|                        | Cracking/Crumbling, Extent : Light, Area Affected : 5%       |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                        | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Masonry: Granite       | 5%   | Now               | \$37,100       | LIFE               | **             | 5           | \$4,000        |          |
|                        | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Masonry: Limestone     | 32%  | Now               | \$243,600      | LIFE               | **             | 5           | \$25,600       |          |
|                        | Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Metal Panel            | 3%   |                   |                | 2039               | **             | 5-10        | \$22,000       |          |
| Windows                |  |                   |                |                    |                |             |                |          |
| Wood                   | 100%   | Now               | \$48,900       | 2045               | **             | 5           | \$110,600      |          |
|                        | Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 25%  |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
|                        | Water Penetration, Extent : Light, Area Affected : 10%       |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Parapets               |  |                   |                |                    |                |             |                |          |
| Masonry: Limestone     | 95%  |                   |                | LIFE               | **             | 5           | \$200          |          |
| Metal Rail             | 5%   |                   |                | 2034               | **             | 5-10        | \$100          |          |
| Roof                   |  |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
|                        | Water Penetration, Extent : Light, Area Affected : 1%        |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Interior               |  |                   |                |                    |                |             |                |          |
| Floors                 |  |                   |                |                    |                |             |                |          |
| Carpet                 | 15%  |                   |                | 2028               | \$278,400      | 3           | \$37,100       |          |
| Cast in Place Concrete | 10%  |                   |                | LIFE               | **             | 5           | \$27,100       |          |
| Ceramic Tile           | 5%   | Now               | \$14,100       | 2038               | **             | 5           | \$3,100        |          |
|                        | Broken/Missing Elements, Extent : Light, Area Affected : 10% |                   |                |                    |                |             |                |          |
|                        | Location : Throughout  |                   |                |                    |                |             |                |          |
| Marble Panels          | 15%  |                   |                | LIFE               | **             | 5           | \$13,900       |          |
| Terrazzo               | 25%  | 0-2               | \$84,500       | LIFE               | **             | 5           | \$24,200       |          |
|                        | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |          |
|                        | Location : Corridors   |                   |                |                    |                |             |                |          |
| Vinyl Tile             | 30%  |                   |                | 2029               | \$370,900      | 3           | \$13,900       |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Architecture  |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior  |                        |                |                   |                |                    |                |             |                |          |
| 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        |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 25%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower, Room 218, Basement                            |                        |                |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Moderate, Area Affected : 50%           |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower  |                        |                |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower  |                        |                |                   |                |                    |                |             |                |          |
|   | Plaster                | 45%            |                   |                | LIFE               | **             | 5           | \$14,800       |          |
|   | Wood                   | 2%             |                   |                | LIFE               | **             | 5           | \$8,800        |          |
| Ceilings  |                        |                |                   |                |                    |                |             |                |          |
|   | AcousTile,Adhered      | 5%             | Now               | \$67,600       | 2049               | **             | 5           | \$3,100        |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 100%       |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
|   | AcousTileSusp.Lay-In   | 20%            | 0-2               | \$11,800       | 2042               | **             | 5           | \$12,400       |          |
| Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%   |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
|   | Plaster                | 10%            |                   |                | LIFE               | **             | 5           | \$7,700        |          |
|   | Plaster                | 50%            |                   |                | LIFE               | **             | 5           | \$38,600       |          |
|   | Plaster                | 15%            | Now               | \$28,600       | LIFE               | **             | 5           | \$11,600       |          |
| Cracking/Crumbling, Extent : Severe, Area Affected : 25%        |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower And Throughout                                 |                        |                |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Moderate, Area Affected : 25%           |                        |                |                   |                |                    |                |             |                |          |
| Location : Tower And Throughout                                 |                        |                |                   |                |                    |                |             |                |          |
| Site Enclosure  |                        |                |                   |                |                    |                |             |                |          |
| Fence/Gates   |                        |                |                   |                |                    |                |             |                |          |
|   | Iron Picket            | 100%           |                   |                | 2049               | **             |             |                |          |
| Free Standing Walls   |                        |                |                   |                |                    |                |             |                |          |
|   | Concrete Masonry Unit  | 100%           | 0-2               | \$48,100       | 2049               | **             |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%    |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Retaining Walls   |                        |                |                   |                |                    |                |             |                |          |
|   | Concrete Masonry Unit  | 100%           | Now               | \$54,200       | 2049               | **             |             |                |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25% |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 50%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Site Pavements  |                        |                |                   |                |                    |                |             |                |          |
| Public Sidewalk   |                        |                |                   |                |                    |                |             |                |          |
|   | Cast in Place Concrete | 100%           |                   |                | 2034               | **             |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| 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 |  |

**Site Pavements**

**On-Site Walkways**

|   |     |     |           |      |     |  |  |  |  |
|---|-----|-----|-----------|------|-----|--|--|--|--|
| 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>   |     |     |           |      |     |  |  |  |  |

|                  |      |  |  |      |     |  |  |  |  |
|------------------|------|--|--|------|-----|--|--|--|--|
| Parking/Driveway |      |  |  |      |     |  |  |  |  |
| Asphalt          | 100% |  |  | 2038 | * * |  |  |  |  |

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

**Under 600 Volts**

**Service Equipment**

|  |      |  |  |      |     |  |   |       |  |
|--|------|--|--|------|-----|--|---|-------|--|
| Air Circuit Breaker  | 100% |  |  | 2049 | * * |  | 5 | \$400 |  |
| <i>Other Observation, Extent : Light, Area Affected : 100%</i> |      |  |  |      |     |  |   |       |  |
| <i>Location : Basement</i>                                     |      |  |  |      |     |  |   |       |  |
| <i>Explanation : Two 4,000 Amperes Circuit Breakers</i>        |      |  |  |      |     |  |   |       |  |

**Switchgear / Switchboard**

|               |      |  |  |      |     |  |   |       |  |
|---------------|------|--|--|------|-----|--|---|-------|--|
| Fused Disc Sw | 100% |  |  | 2049 | * * |  | 5 | \$300 |  |
|---------------|------|--|--|------|-----|--|---|-------|--|

**Raceway**

|         |      |  |  |      |     |  |   |  |  |
|---------|------|--|--|------|-----|--|---|--|--|
| Conduit | 100% |  |  | 2039 | * * |  | 1 |  |  |
|---------|------|--|--|------|-----|--|---|--|--|

**Panelboards**

|                  |     |  |  |      |     |         |   |         |  |
|------------------|-----|--|--|------|-----|---------|---|---------|--|
| Fused Disc Sw    | 5%  |  |  | 2028 |     | \$7,000 | 5 | \$100   |  |
| Molded Case Bkrs | 95% |  |  | 2037 | * * |         | 5 | \$1,900 |  |

**Wiring**

|   |     |     |          |      |     |  |   |  |  |
|---|-----|-----|----------|------|-----|--|---|--|--|
| 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 |  |  |
|---------------|-----|--|--|------|-----|--|---|--|--|

**Motor Controllers**

|                 |      |  |  |      |     |  |   |       |  |
|-----------------|------|--|--|------|-----|--|---|-------|--|
| Locally Mounted | 100% |  |  | 2034 | * * |  | 5 | \$500 |  |
|-----------------|------|--|--|------|-----|--|---|-------|--|

**Ground**

**Grounding Devices**

|         |      |  |  |      |     |  |   |         |  |
|---------|------|--|--|------|-----|--|---|---------|--|
| Generic | 100% |  |  | LIFE | * * |  | 5 | \$1,100 |  |
|---------|------|--|--|------|-----|--|---|---------|--|

**Stand-by Power**

**Transfer Switches**

|           |      |  |  |      |     |  |   |          |  |
|-----------|------|--|--|------|-----|--|---|----------|--|
| Automatic | 100% |  |  | 2042 | * * |  | 1 | \$23,500 |  |
|-----------|------|--|--|------|-----|--|---|----------|--|

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Electrical  |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power  |                    |                |                   |                    |         |                |             |                |          |
| Generators  |                    |                |                   |                    |         |                |             |                |          |
|   | Diesel             | 100%           |                   |                    | 2038    | **             | 1           | \$29,600       |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                    |                |                   |                    |         |                |             |                |          |
| Location : Generator Room                                       |                    |                |                   |                    |         |                |             |                |          |
| Explanation : 1- 450 Kilowatts                                  |                    |                |                   |                    |         |                |             |                |          |
| Batteries   |                    |                |                   |                    |         |                |             |                |          |
|   | Lead/Acid          | 100%           |                   |                    | 2023    | \$1,800        | 5           | \$2,800        |          |
| Fuel Storage  |                    |                |                   |                    |         |                |             |                |          |
|   | Day Tank           | 50%            |                   |                    | 2045    | **             | 5           | \$7,100        |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                    |                |                   |                    |         |                |             |                |          |
| Location : Generator Room                                       |                    |                |                   |                    |         |                |             |                |          |
| Explanation : One 23 Gallons                                    |                    |                |                   |                    |         |                |             |                |          |
|   | Main Tank          | 50%            |                   |                    | 2069    | **             | 5           | \$1,100        |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                    |                |                   |                    |         |                |             |                |          |
| Location : Basement   |                    |                |                   |                    |         |                |             |                |          |
| Explanation : 10,000 Gallons                                    |                    |                |                   |                    |         |                |             |                |          |
| Lighting  |                    |                |                   |                    |         |                |             |                |          |
| Interior Lighting   |                    |                |                   |                    |         |                |             |                |          |
|   | Fluorescent        | 85%            |                   |                    | 2034    | **             | 10          | \$59,500       |          |
| T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%    |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout   |                    |                |                   |                    |         |                |             |                |          |
|   | Fluorescent        | 10%            |                   |                    | 2039    | **             | 10          | \$7,000        |          |
| Compact Fluorescent Light, Extent : Light, Area Affected : 100% |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout The Building                              |                    |                |                   |                    |         |                |             |                |          |
|   | Incandescent       | 5%             |                   |                    | 2024    | \$56,700       | 2           | \$100          |          |
| Other Observation, Extent : Light, Area Affected : 100%         |                    |                |                   |                    |         |                |             |                |          |
| Location : 1st Floor Borough President Area                     |                    |                |                   |                    |         |                |             |                |          |
| Explanation : Chandeliers                                       |                    |                |                   |                    |         |                |             |                |          |
| Egress Lighting   |                    |                |                   |                    |         |                |             |                |          |
|   | Emergency, Service | 55%            |                   |                    | 2034    | **             | 1           |                |          |
|   | Emergency, Battery | 5%             |                   |                    | 2034    | **             | 10          | \$900          |          |
|   | Exit, LED          | 35%            |                   |                    | 2057    | **             | 1           |                |          |
|   | Exit, Service      | 5%             |                   |                    | 2029    | \$1,500        | 1           |                |          |
| Exterior Lighting   |                    |                |                   |                    |         |                |             |                |          |
|   | HID                | 70%            |                   |                    | 2024    | \$237,200      | 10          | \$200          |          |
|   | Incandescent       | 30%            |                   |                    | 2024    | \$86,300       | 2           |                |          |
| Lightning Protection  |                    |                |                   |                    |         |                |             |                |          |
| Arresters/Cabling   |                    |                |                   |                    |         |                |             |                |          |
|   | Generic            | 100%           |                   |                    | 2032    | **             | 5           | \$2,200        |          |
| Alarm   |                    |                |                   |                    |         |                |             |                |          |
| Security System   |                    |                |                   |                    |         |                |             |                |          |
|   | No Component       | 50%            |                   |                    |         |                |             |                |          |
|   | Generic            | 50%            |                   |                    | 2034    | **             | 1           | \$14,300       |          |
| Fire/Smoke Detection  |                    |                |                   |                    |         |                |             |                |          |
|   | No Component       | 70%            |                   |                    |         |                |             |                |          |
|   | Generic, Digital   | 30%            |                   |                    | 2034    | **             | 1-3         | \$14,500       |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating            |  |                |                   |                    |         |                |             |                |          |
|                    | Energy Source  |                |                   |                    |         |                |             |                |          |
|                    | Interruptible Gas/Dual Fuel                              | 100%           |                   |                    | 2049    | **             | 1           |                |          |
|                    | Conversion Equipment                                     |                |                   |                    |         |                |             |                |          |
|                    | Steam Boiler   | 100%           |                   |                    | 2034    | **             | 1           | \$75,600       |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement                                      |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 2 Units                                    |                |                   |                    |         |                |             |                |          |
|                    | Distribution   |                |                   |                    |         |                |             |                |          |
|                    | Central Plant Steam Piping/Pmp                           | 100%           |                   |                    | 2039    | **             | 4           | \$5,600        |          |
|                    | Other Observation, Extent : Light, Area Affected : 50%   |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement                                      |                |                   |                    |         |                |             |                |          |
|                    | Explanation : Steam Serves Building 18 The Supreme Court |                |                   |                    |         |                |             |                |          |
|                    | Terminal Devices   |                |                   |                    |         |                |             |                |          |
|                    | Convactor/Radiator                                       | 100%           |                   |                    | 2034    | **             | 1           | \$24,600       |          |
| Air Conditioning   |  |                |                   |                    |         |                |             |                |          |
|                    | Energy Source  |                |                   |                    |         |                |             |                |          |
|                    | Electricity  | 100%           |                   |                    | 2045    | **             | 1           |                |          |
|                    | Conversion Equipment                                     |                |                   |                    |         |                |             |                |          |
|                    | Window/Wall Unit   | 80%            |                   |                    | 2024    | \$140,100      | 1           |                |          |
|                    | No Component   | 20%            |                   |                    |         |                |             |                |          |
| Ventilation        |  |                |                   |                    |         |                |             |                |          |
|                    | Distribution   |                |                   |                    |         |                |             |                |          |
|                    | Ductwork/Diffusers                                       | 100%           |                   |                    | LIFE    | **             | 2-5         | \$42,500       |          |
|                    | Not in Service, Extent : Severe, Area Affected : 100%    |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement, 1st Floor, 2nd Floor                |                |                   |                    |         |                |             |                |          |
| Plumbing           |  |                |                   |                    |         |                |             |                |          |
|                    | 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        |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%  |                |                   |                    |         |                |             |                |          |
|                    | Location : Ground Floor                                  |                |                   |                    |         |                |             |                |          |
|                    | Explanation : Located On Ground Floor                    |                |                   |                    |         |                |             |                |          |
|                    | Fixtures   |                |                   |                    |         |                |             |                |          |
|                    | Generic  | 100%           |                   |                    |         |                |             |                |          |
| Vertical Transport |  |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

| Mechanical   |                 | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|-----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Vertical Transport   |                 |                |                   |                |                    |                |             |                |          |
| Elevators  |                 |                |                   |                |                    |                |             |                |          |
|  | Geared Traction | 100%           |                   |                | LIFE               |                | * *         |                |          |
| Other Observation, Extent : Light, Area Affected : 100%                                |                 |                |                   |                |                    |                |             |                |          |
| Location : One Unit From Basement To 4th Floor, One Unit From Basement To Ground Floor |                 |                |                   |                |                    |                |             |                |          |
| Explanation : Two Units  |                 |                |                   |                |                    |                |             |                |          |
| 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

| CAPITAL               | FY 2022 - 2025  | FY 2026 - 2031   |
|-----------------------|-----------------|------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023        | FY 2024         | FY 2025        |
|-----------------------|------------------|----------------|-----------------|----------------|
| 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 |                |          |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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       |          |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 2% |            |                   |                |                    |                |             |                |          |
| Location : North Facade Adjacent To Windows                    |            |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 5%             |            |                   |                |                    |                |             |                |          |
| Location : Rear Courtyard Above Courtroom Windows              |            |                   |                |                    |                |             |                |          |
| Masonry: Limestone   | 15%        | 4+                | \$49,200       | LIFE               | **             | 5           | \$5,600        |          |
| Staining/Discoloring, Extent : Light, Area Affected : 15%      |            |                   |                |                    |                |             |                |          |
| Location : Limestone Horizontal Banding                        |            |                   |                |                    |                |             |                |          |
| Wood   | 5%         | Now               | \$18,000       | 2036               | **             | 5           | \$6,200        |          |
| Deteriorated Finish, Extent : Moderate, Area Affected : 20%    |            |                   |                |                    |                |             |                |          |
| Location : Courtroom Windows Surrounds In Rear Courtyard       |            |                   |                |                    |                |             |                |          |
| Paint Peeling, Extent : Moderate, Area Affected : 20%          |            |                   |                |                    |                |             |                |          |
| Location : Courtroom Windows Surrounds In Rear Courtyard       |            |                   |                |                    |                |             |                |          |
| Windows  |            |                   |                |                    |                |             |                |          |
| Aluminum   | 100%       |                   |                | 2047               | **             | 5           | \$4,500        |          |
| Roof   |            |                   |                |                    |                |             |                |          |
| Asphalt Shingle  | 100%       | Now               | \$2,200        | 2040               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%       |            |                   |                |                    |                |             |                |          |
| Location : Courtroom Ceiling                                   |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%        |            |                   |                |                    |                |             |                |          |
| Location : Lobby   |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Water Penetration, Extent : Moderate, Area Affected : 2%       |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms  |            |                   |                |                    |                |             |                |          |
| 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        |          |
| Water Penetration, Extent : Light, Area Affected : 5%          |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms  |            |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| 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 |
| Site Enclosure |                        |                |                   |   |                    |                |             |                |          |
|                | Fence/Gates            |                |                   |   |                    |                |             |                |          |
|                | Iron Picket            | 100%           |                   |   | 2051               |                | * *         |                |          |
|                | Retaining Walls        |                |                   |   |                    |                |             |                |          |
|                | Cast in Place Concrete | 95%            | 0-2               | \$500   | 2051               |                | * *         |                |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 5%       |                    |                |             |                |          |
|                |                        |                |                   | Location : Retaining Wall Located At Rear Property Line         |                    |                |             |                |          |
|                | Masonry: Fieldstone    | 5%             | Now               | \$400   | 2041               |                | * *         |                |          |
|                |                        |                |                   | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100% |                    |                |             |                |          |
|                |                        |                |                   | Location : Front Entry Stair Cheek Walls                        |                    |                |             |                |          |
|                |                        |                |                   | Other Observation, Extent : Light, Area Affected : 100%         |                    |                |             |                |          |
|                |                        |                |                   | Location : Front Entry Stair Cheek Walls                        |                    |                |             |                |          |
|                |                        |                |                   | Explanation : This Is Actually Limestone                        |                    |                |             |                |          |
| 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               |                | * *         |                |          |
|                |                        |                |                   | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%  |                    |                |             |                |          |
|                |                        |                |                   | Location : Front Entry Stair                                    |                    |                |             |                |          |
|                |                        |                |                   | Other Observation, Extent : Light, Area Affected : 100%         |                    |                |             |                |          |
|                |                        |                |                   | Location : Front Entry Stair                                    |                    |                |             |                |          |
|                |                        |                |                   | Explanation : This Is Actually Limestone                        |                    |                |             |                |          |
|                | Parking/Driveway       |                |                   |   |                    |                |             |                |          |
|                | Cast in Place Concrete | 100%           | 2-4               | \$12,600  | 2036               |                | * *         |                |          |
|                |                        |                |                   | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%      |                    |                |             |                |          |
|                |                        |                |                   | Location : Rear Yard  |                    |                |             |                |          |

| Electrical      |                          | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|-----------------|--------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |                          |   |                   |                |                    |                |             |                |          |
|                 | Service Equipment        |   |                   |                |                    |                |             |                |          |
|                 | Fused Disc Sw            | 100%  |                   |                | 2051               | * *            | 5           | \$100          |          |
|                 |                          | Other Observation, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                 |                          | Location : Electrical Room                                |                   |                |                    |                |             |                |          |
|                 |                          | Explanation : Main Disconnect Switch Rated At 600 Amperes |                   |                |                    |                |             |                |          |
|                 | 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**

| Electrical        |                    | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|-------------------|--------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System            | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ground            |                    |   |                   |                    |         |                |             |                |          |
|                   | Grounding Devices  |   |                   |                    |         |                |             |                |          |
|                   | Not Accessible     | 100%  |                   |                    |         |                |             |                |          |
| Lighting          |                    |   |                   |                    |         |                |             |                |          |
|                   | Interior Lighting  |   |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 80%   |                   |                    | 2031    | \$256,500      | 10          | \$13,200       |          |
|                   |                    | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%    |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 4%  |                   |                    | 2031    | \$12,800       | 10          | \$700          |          |
|                   |                    | Compact Fluorescent Light, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                   |                    | Location : Second Floor   |                   |                    |         |                |             |                |          |
|                   | Fluorescent        | 10%   |                   |                    | 2026    | \$32,100       | 10          | \$1,700        |          |
|                   |                    | T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                   | Incandescent       | 5%  |                   |                    | 2026    | \$16,000       | 2           |                |          |
|                   | LED                | 1%  |                   |                    | 2039    | * *            |             |                |          |
| Egress Lighting   |                    |   |                   |                    |         |                |             |                |          |
|                   | Emergency, Battery | 50%   |                   |                    | 2031    | \$13,200       | 10          | \$2,200        |          |
|                   | Exit, Battery      | 50%   |                   |                    | 2031    | \$11,100       | 10          | \$600          |          |
| Exterior Lighting |                    |   |                   |                    |         |                |             |                |          |
|                   | HID                | 5%  |                   |                    | 2026    | \$3,700        | 10          |                |          |
|                   | LED                | 95%   |                   |                    | 2039    | * *            |             |                |          |
|                   |                    | Recent Installation, Extent : Light, Area Affected : 100%       |                   |                    |         |                |             |                |          |
|                   |                    | Location : Building Perimeter                                   |                   |                    |         |                |             |                |          |
| Alarm             |                    |   |                   |                    |         |                |             |                |          |
|                   | Security System    |   |                   |                    |         |                |             |                |          |
|                   | Generic            | 100%  |                   |                    | 2036    | * *            | 1           | \$6,700        |          |
|                   |                    | Other Observation, Extent : Light, Area Affected : 100%         |                   |                    |         |                |             |                |          |
|                   |                    | Location : Throughout The Building                              |                   |                    |         |                |             |                |          |
|                   |                    | Explanation : CCTV Surveillance System                          |                   |                    |         |                |             |                |          |

| Mechanical |                      | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|------------|----------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component Type       | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating    |                      |   |                   |                |                    |                |             |                |          |
|            | Energy Source        |   |                   |                |                    |                |             |                |          |
|            | Natural Gas          | 100%  |                   |                | 2041               | * *            | 1           |                |          |
|            | Conversion Equipment |   |                   |                |                    |                |             |                |          |
|            | Steam Boiler         | 100%  |                   |                | 2036               | * *            | 1           | \$17,800       |          |
|            |                      | Other Observation, Extent : Light, Area Affected : 100% |                   |                |                    |                |             |                |          |
|            |                      | Location : Basement                                     |                   |                |                    |                |             |                |          |
|            |                      | Explanation : 1 Unit                                    |                   |                |                    |                |             |                |          |
|            | Distribution         |   |                   |                |                    |                |             |                |          |
|            | Steam Piping/Pump    | 100%  |                   |                | 2031               | \$80,800       |             |                |          |
|            | Terminal Devices     |   |                   |                |                    |                |             |                |          |
|            | Convactor/Radiator   | 100%  |                   |                | 2036               | * *            | 1           | \$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**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

| Mechanical       |                             | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|-----------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type              | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning |                             |   |                   |                    |         |                |             |                |          |
|                  | Energy Source               |   |                   |                    |         |                |             |                |          |
|                  | Electricity                 | 100%  |                   |                    | 2047    | **             | 1           |                |          |
|                  | Conversion Equipment        |   |                   |                    |         |                |             |                |          |
|                  | Interior Pkg Unit - Cooling | 60%   |                   |                    | 2029    | \$409,800      | 2           | \$700          |          |
|                  |                             | Other Observation, Extent : Moderate, Area Affected : 100%                                      |                   |                    |         |                |             |                |          |
|                  |                             | Location : Attic  |                   |                    |         |                |             |                |          |
|                  |                             | Explanation : Six Units Serving Courtrooms And Judges' Chambers. No Access To Check Refrigerant |                   |                    |         |                |             |                |          |
|                  | Window/Wall Unit            | 35%   |                   |                    | 2026    | \$13,300       | 1           |                |          |
|                  | No Component                | 5%  |                   |                    |         |                |             |                |          |
| Heat Rejection   |                             |   |                   |                    |         |                |             |                |          |
|                  | Air Cooled Condenser Unit   | 60%   |                   |                    | 2031    | \$21,000       | 2           | \$7,500        |          |
|                  | No Component                | 40%   |                   |                    |         |                |             |                |          |
| Ventilation      |                             |   |                   |                    |         |                |             |                |          |
|                  | Distribution                |   |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers          | 60%   |                   |                    | LIFE    | **             | 2-5         | \$9,500        |          |
|                  | No Component                | 40%   |                   |                    |         |                |             |                |          |
|                  | Exhaust Fans                |   |                   |                    |         |                |             |                |          |
|                  | Interior                    | 60%   |                   |                    | 2031    | \$39,000       | 2           | \$300          |          |
|                  | No Component                | 40%   |                   |                    |         |                |             |                |          |
| Plumbing         |                             |   |                   |                    |         |                |             |                |          |
|                  | H/C Water Piping            |   |                   |                    |         |                |             |                |          |
|                  | Galvanized Steel            | 100%  |                   |                    | 2029    | \$80,100       | 1           |                |          |
|                  | Water Heater                |   |                   |                    |         |                |             |                |          |
|                  | Gas Fired                   | 100%  |                   |                    | 2029    | \$11,100       | 2           | \$300          |          |
|                  |                             | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                  |                             | Location : Boiler Room  |                   |                    |         |                |             |                |          |
|                  |                             | Explanation : One 50 Gallon Unit  |                   |                    |         |                |             |                |          |
|                  | Sanitary Piping             |   |                   |                    |         |                |             |                |          |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                  | Storm Drain Piping          |   |                   |                    |         |                |             |                |          |
|                  | Cast Iron                   | 100%  |                   |                    | LIFE    | **             | 1           |                |          |
|                  | Sump Pump(s)                |   |                   |                    |         |                |             |                |          |
|                  | Submersible                 | 100%  |                   |                    | 2022    | \$600          | 4           | \$600          |          |
|                  | Fixtures                    |   |                   |                    |         |                |             |                |          |
|                  | 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  
**Program / Asset #** : DCAS011.000 / 14812  
**Area Sq Ft** : 199,862  
**Date of Survey** : 06-Jul-2017  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** :                      **Lot** :                      **BIN** :                     

**Agency's Number** : N/A  
**Yr Built/Renovated** : 2015 /  
**Project Type** : REAL PROPERTY  
**Landmark Status** : NONE

| CAPITAL               | FY 2022 - 2025   | FY 2026 - 2031     |
|-----------------------|------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023          | FY 2024          | FY 2025          |
|-----------------------|------------------|------------------|------------------|------------------|
| 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> |



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| 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  |                         |                |                   |                    |         |                |             |                |          |
| 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%            |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Light, Area Affected : 0% |                         |                |                   |                    |         |                |             |                |          |
| Location : 4th Floor North And South Areas            |                         |                |                   |                    |         |                |             |                |          |
| Explanation : Green Roof                              |                         |                |                   |                    |         |                |             |                |          |
| 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  |                         |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| 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 |  |

## Site Pavements

## On-Site Walkways

Cast in Place Concrete

100%

2045

\* \*

## Parking/Driveway

Asphalt

100%

2041

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

2048

\* \*

5

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : Two 2,500 Ampere Main Switches, One 1,000 Ampere Switch*

## 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

## Ground

## Grounding Devices

Generic

100%

LIFE

\* \*

5

\$2,900

## Stand-by Power

## Transfer Switches

Automatic

100%

2041

\* \*

1

\$61,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : 5- 1,200 Amperes, 1-600 Amperes, 1-260 Amperes, 1-60 Amperes*

## Generators

Diesel

100%

2037

\* \*

1

\$77,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside In Service Loading Dock Area**Explanation : 120 Volts 3 Phase 1250 Kilovolt-ampere*

## Batteries

Lead/Acid

100%

2022

\$1,600

5

\$7,400

*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**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| Electrical   |                    | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--|--------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power   |                    |                |                   |                    |         |                |             |                |          |
| Fuel Storage   |                    |                |                   |                    |         |                |             |                |          |
|  | Day Tank           | 50%            |                   |                    | 2044    | **             | 5           | \$18,500       |          |
|  | Main Tank          | 50%            |                   |                    | 2056    | **             | 5           | \$2,900        |          |
| Other Observation, Extent : Light, Area Affected : 100%        |                    |                |                   |                    |         |                |             |                |          |
| Location : Underground In Service Loading Dock                 |                    |                |                   |                    |         |                |             |                |          |
| Explanation : 8,000 Gallons Shared With Boilers                |                    |                |                   |                    |         |                |             |                |          |
| Lighting   |                    |                |                   |                    |         |                |             |                |          |
| Interior Lighting  |                    |                |                   |                    |         |                |             |                |          |
|  | Fluorescent        | 20%            |                   |                    | 2033    | **             | 10          | \$36,700       |          |
| Compact Fluorescent Light, Extent : Light, Area Affected : 10% |                    |                |                   |                    |         |                |             |                |          |
| Location : In Lobby  |                    |                |                   |                    |         |                |             |                |          |
| Motion Sensors in Use, Extent : Light, Area Affected : 30%     |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout  |                    |                |                   |                    |         |                |             |                |          |
| T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%    |                    |                |                   |                    |         |                |             |                |          |
| Location : Service Corridors                                   |                    |                |                   |                    |         |                |             |                |          |
|  | LED                | 80%            |                   |                    | 2033    | **             |             |                |          |
| Recent Installation, Extent : Light, Area Affected : 100%      |                    |                |                   |                    |         |                |             |                |          |
| Location : Throughout  |                    |                |                   |                    |         |                |             |                |          |
| 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       |          |

| Mechanical  |                             | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|-----------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type              | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating   |                             |                |                   |                    |         |                |             |                |          |
|   | Energy Source               |                |                   |                    |         |                |             |                |          |
|   | Electricity                 | 1%             |                   |                    | 2054    | * *            | 1           |                |          |
|   | Interruptible Gas/Dual Fuel | 99%            |                   |                    | 2054    | * *            | 1           |                |          |
| Other Observation, Extent : Light, Area Affected : 100% |                             |                |                   |                    |         |                |             |                |          |
| Location : Outside, Rear Of The Building                |                             |                |                   |                    |         |                |             |                |          |
| Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons    |                             |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| Mechanical           |                           | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|---------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type            | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                           |   |                   |                    |         |                |             |                |          |
|                      | Conversion Equipment      |   |                   |                    |         |                |             |                |          |
|                      | Hot Water Boiler          | 99%   |                   |                    | 2045    | **             | 1           | \$97,800       |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : Basement   |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : 3 Units   |                   |                    |         |                |             |                |          |
|                      | Radiant Heater            | 1%  |                   |                    | 2036    | **             | 2           | \$900          |          |
| Distribution         |                           |   |                   |                    |         |                |             |                |          |
|                      | Hot Wtr Piping/Pump       | 100%  |                   |                    | 2050    | **             | 4           | \$14,800       |          |
| Terminal Devices     |                           |   |                   |                    |         |                |             |                |          |
|                      | Convector/Radiator        | 50%   |                   |                    | 2045    | **             | 1           | \$32,300       |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : Throughout Peripheral Spaces Of The Building   |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators. |                   |                    |         |                |             |                |          |
|                      | Unit Heater - Hot Water   | 10%   |                   |                    | 2036    | **             |             |                |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : Basement Amd 6th Floor   |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.  |                   |                    |         |                |             |                |          |
|                      | No Component              | 40%   |                   |                    |         |                |             |                |          |
| Air Conditioning     |                           |   |                   |                    |         |                |             |                |          |
|                      | Energy Source             |   |                   |                    |         |                |             |                |          |
|                      | Electricity               | 100%  |                   |                    | 2050    | **             | 1           |                |          |
| Conversion Equipment |                           |   |                   |                    |         |                |             |                |          |
|                      | Centrifugal, Elec Chiller | 95%   |                   |                    | 2041    | **             | 1           | \$205,500      |          |
|                      | No Component              | 5%  |                   |                    |         |                |             |                |          |
| Distribution         |                           |   |                   |                    |         |                |             |                |          |
|                      | CW & CHW Wtr              | 30%   |                   |                    | 2054    | **             | 4           | \$4,400        |          |
|                      | Pipe/Pump                 |   |                   |                    |         |                |             |                |          |
|                      | Ductwork/Diffusers        | 70%   |                   |                    | LIFE    | **             | 2           | \$182,000      |          |
| Terminal Devices     |                           |   |                   |                    |         |                |             |                |          |
|                      | Air Handler/Cool/Ht       | 95%   |                   |                    | 2036    | **             | 1           | \$117,400      |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : Mechanical Rooms Basement And 6th Floor  |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.    |                   |                    |         |                |             |                |          |
|                      | Fan Coil - 2 Pipe         | 5%  |                   |                    | 2036    | **             | 1           | \$3,200        |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.                 |                   |                    |         |                |             |                |          |
| Heat Rejection       |                           |   |                   |                    |         |                |             |                |          |
|                      | Water Cooling Tower       | 100%  |                   |                    | 2032    | **             | 2           | \$201,100      |          |
|                      |                           | Other Observation, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                      |                           | Location : 6th Floor, Outside   |                   |                    |         |                |             |                |          |
|                      |                           | Explanation : 2 Unites  |                   |                    |         |                |             |                |          |

**Ventilation**

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND COURTHOUSE**  
**Asset # : 14812**

| Mechanical         |                    | Current Repair  |                   | Future Replacement |           | Maintenance    |             |                |          |
|--------------------|--------------------|---|-------------------|--------------------|-----------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY   | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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        |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |           |                |             |                |          |
|                    |                    | Location : Basement Boiler Room   |                   |                    |           |                |             |                |          |
|                    |                    | Explanation : 2 Units. Capacity 300 Gallons Each.                           |                   |                    |           |                |             |                |          |
|                    | Sanitary Piping    |   |                   |                    |           |                |             |                |          |
|                    | Cast Iron          | 100%  |                   | LIFE               |           | **             | 1           |                |          |
|                    | Storm Drain Piping |   |                   |                    |           |                |             |                |          |
|                    | Cast Iron          | 100%  |                   | LIFE               |           | **             | 1           |                |          |
|                    | Backflow Preventer |   |                   |                    |           |                |             |                |          |
|                    | Generic            | 100%  |                   | 2038               |           | **             | 1           | \$12,200       |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |           |                |             |                |          |
|                    |                    | Location : Basement Boiler Room And Water Meter Room                        |                   |                    |           |                |             |                |          |
|                    |                    | Explanation : 3 Water Main Services Each With Back Flow Preventer.          |                   |                    |           |                |             |                |          |
|                    | Fixtures           |   |                   |                    |           |                |             |                |          |
|                    | Generic            | 100%  |                   |                    |           |                |             |                |          |
| Vertical Transport |                    |   |                   |                    |           |                |             |                |          |
|                    | Elevators          |   |                   |                    |           |                |             |                |          |
|                    | Geared Traction    | 100%  |                   | LIFE               |           | **             |             |                |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |           |                |             |                |          |
|                    |                    | Location : 1 Unit From L L - 6, 4 Units From L L - 5, 1 Unit From L L - 4.  |                   |                    |           |                |             |                |          |
|                    |                    | Explanation : 6 Units.  |                   |                    |           |                |             |                |          |
| Fire Suppression   |                    |   |                   |                    |           |                |             |                |          |
|                    | Standpipe          |   |                   |                    |           |                |             |                |          |
|                    | Generic            | 100%  |                   | 2054               |           | **             | 1-5         | \$100,800      |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |           |                |             |                |          |
|                    |                    | Location : Staircases   |                   |                    |           |                |             |                |          |
|                    |                    | Explanation : 2 Main Stair Cases Have Stand Pipe System.                    |                   |                    |           |                |             |                |          |
|                    | Sprinkler          |   |                   |                    |           |                |             |                |          |
|                    | Generic            | 100%  |                   | 2054               |           | **             | 1-2         | \$56,000       |          |
|                    |                    | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                    |           |                |             |                |          |
|                    |                    | Location : All Floors   |                   |                    |           |                |             |                |          |
|                    |                    | Explanation : Dry System For Garage Only. Wet For The Rest Of The Building. |                   |                    |           |                |             |                |          |
|                    | Fire Pump          |   |                   |                    |           |                |             |                |          |
|                    | Generic            | 100%  |                   | 2041               |           | **             | 1           | \$37,300       |          |

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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 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.  
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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**

| 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     |                    |   |                   |                    |         |                |             |                |          |
|              | Exterior Walls     |   |                   |                    |         |                |             |                |          |
|              | Masonry: Brick     | 90%   | Now               | \$293,500          | LIFE    | * *            | 5           | \$44,900       |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%              |                   |                    |         |                |             |                |          |
|              |                    | Location : 1st Floor Level At South Facade, East Facade And West Facade |                   |                    |         |                |             |                |          |
|              |                    | Efflorescence, Extent : Moderate, Area Affected : 10%                   |                   |                    |         |                |             |                |          |
|              |                    | Location : East Facade At Entry   |                   |                    |         |                |             |                |          |
|              |                    | Misaligned/Bulging, Extent : Moderate, Area Affected : 10%              |                   |                    |         |                |             |                |          |
|              |                    | Location : 1st Floor Window Lintels At Southeast And West Sides         |                   |                    |         |                |             |                |          |
|              | Masonry: Limestone | 10%   | Now               | \$65,500           | LIFE    | * *            | 5           | \$3,700        |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%          |                   |                    |         |                |             |                |          |
|              |                    | Location : Main Entrance  |                   |                    |         |                |             |                |          |
|              |                    | Staining/Discoloring, Extent : Moderate, Area Affected : 15%            |                   |                    |         |                |             |                |          |
|              |                    | Location : Main Entrance  |                   |                    |         |                |             |                |          |
| Windows      |                    |   |                   |                    |         |                |             |                |          |
|              | Aluminum           | 100%  | Now               | \$41,000           | 2047    | * *            | 5           | \$2,300        |          |
|              |                    | Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%           |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
| Parapets     |                    |   |                   |                    |         |                |             |                |          |
|              | Masonry: Brick     | 90%   | Now               | \$69,300           | LIFE    | * *            | 5           | \$2,200        |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 50%              |                   |                    |         |                |             |                |          |
|              |                    | Location : Inside Face  |                   |                    |         |                |             |                |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%          |                   |                    |         |                |             |                |          |
|              |                    | Location : North Facade, South Facade, East Facade And West Facade      |                   |                    |         |                |             |                |          |
|              |                    | Spalling, Extent : Moderate, Area Affected : 40%                        |                   |                    |         |                |             |                |          |
|              |                    | Location : North Facade, South Facade, East Facade And West Facade      |                   |                    |         |                |             |                |          |
|              |                    | Worn/Eroded, Extent : Moderate, Area Affected : 60%                     |                   |                    |         |                |             |                |          |
|              |                    | Location : Inside Face  |                   |                    |         |                |             |                |          |
|              | Masonry: Limestone | 10%   | Now               | \$8,400            | LIFE    | * *            | 5           | \$300          |          |
|              |                    | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%              |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                    | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%          |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
| Roof         |                    |   |                   |                    |         |                |             |                |          |
|              | Built-Up (BUR)     | 80%   | Now               | \$349,800          | 2041    | * *            |             |                |          |
|              |                    | Alligatoring, Extent : Moderate, Area Affected : 30%                    |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                    | Embedded Gravel Surface, Extent : Moderate, Area Affected : 70%         |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                    | Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%          |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                    | Patching Evident, Extent : Moderate, Area Affected : 30%                |                   |                    |         |                |             |                |          |
|              |                    | Location : Throughout   |                   |                    |         |                |             |                |          |
|              |                    | Water Penetration, Extent : Moderate, Area Affected : 20%               |                   |                    |         |                |             |                |          |
|              |                    | Location : Above Courtrooms   |                   |                    |         |                |             |                |          |
|              | 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 |                |          |
|--|------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type                                      | % of Total | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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        |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 5%     |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms                                      |            |                   |                |                    |                |             |                |          |
| Patching Evident, Extent : Moderate, Area Affected : 10%   |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms                                      |            |                   |                |                    |                |             |                |          |
| Worn/Eroded, Extent : Moderate, Area Affected : 20%        |            |                   |                |                    |                |             |                |          |
| Location : Court Room And 2nd Floor Offices                |            |                   |                |                    |                |             |                |          |
| 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               | **             |             |                |          |
| Paint Peeling, Extent : Moderate, Area Affected : 15%      |            |                   |                |                    |                |             |                |          |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 15%  |            |                   |                |                    |                |             |                |          |
| Location : Boiler Room                                     |            |                   |                |                    |                |             |                |          |
| Marble Panels  | 5%         |                   |                | LIFE               | **             | 10          | \$800          |          |
| Plaster  | 65%        | Now               | \$22,900       | LIFE               | **             | 5           | \$7,900        |          |
| Cracking/Crumbling, Extent : Light, Area Affected : 10%    |            |                   |                |                    |                |             |                |          |
| Location : Throughout                                      |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%   |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms                                      |            |                   |                |                    |                |             |                |          |
| 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       |          |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15% |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms                                      |            |                   |                |                    |                |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%  |            |                   |                |                    |                |             |                |          |
| Location : Courtrooms                                      |            |                   |                |                    |                |             |                |          |
| 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**

| 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 |
| Site Enclosure   |   |                |                   |                |                    |                |             |                |          |
|                  | Retaining Walls   |                |                   |                |                    |                |             |                |          |
|                  | Cast in Place Concrete  | 15%            |                   |                | 2051               |                | * *         |                |          |
|                  | Masonry: Brick  | 85%            | 0-2               | \$900          | 2041               |                | * *         |                |          |
|                  | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                |                   |                |                    |                |             |                |          |
|                  | Location : Planter Walls At Rear Yard                           |                |                   |                |                    |                |             |                |          |
| Site Pavements   |   |                |                   |                |                    |                |             |                |          |
|                  | Public Sidewalk   |                |                   |                |                    |                |             |                |          |
|                  | Cast in Place Concrete  | 100%           |                   |                | 2036               |                | * *         |                |          |
| On-Site Walkways |   |                |                   |                |                    |                |             |                |          |
|                  | Cast in Place Concrete  | 40%            | Now               | \$10,100       | 2036               |                | * *         |                |          |
|                  | Broken/Missing Elements, Extent : Moderate, Area Affected : 10% |                |                   |                |                    |                |             |                |          |
|                  | Location : Rear Yard  |                |                   |                |                    |                |             |                |          |
|                  | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%      |                |                   |                |                    |                |             |                |          |
|                  | Location : Rear Yard  |                |                   |                |                    |                |             |                |          |
|                  | Pavers/Stone  | 50%            | 4+                | \$13,200       | 2034               |                | * *         |                |          |
|                  | Staining/Discoloring, Extent : Moderate, Area Affected : 20%    |                |                   |                |                    |                |             |                |          |
|                  | Location : Front Entry Yard                                     |                |                   |                |                    |                |             |                |          |
|                  | Pavers/Stone  | 10%            | 4+                | \$2,600        | 2034               |                | * *         |                |          |
|                  | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%  |                |                   |                |                    |                |             |                |          |
|                  | Location : Front Entry Steps                                    |                |                   |                |                    |                |             |                |          |
| Parking/Driveway |   |                |                   |                |                    |                |             |                |          |
|                  | Cast in Place Concrete  | 100%           |                   |                | 2036               |                | * *         |                |          |

| Electrical      |   | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|-----------------|---|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System          | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |   |                |                   |                    |         |                |             |                |          |
|                 | Service Equipment                                       |                |                   |                    |         |                |             |                |          |
|                 | Molded Case Bkrs  | 100%           |                   |                    | 2031    | \$5,200        | 5           | \$600          |          |
|                 | Other Observation, Extent : Light, Area Affected : 100% |                |                   |                    |         |                |             |                |          |
|                 | Location : Electrical Room                              |                |                   |                    |         |                |             |                |          |
|                 | Explanation : No Rating Information Available           |                |                   |                    |         |                |             |                |          |
|                 | Switchgear / Switchboard                                |                |                   |                    |         |                |             |                |          |
|                 | Molded Case Bkrs  | 100%           |                   |                    | 2031    | \$79,400       | 5           | \$600          |          |
|                 | Raceway   |                |                   |                    |         |                |             |                |          |
|                 | Conduit   | 100%           |                   |                    | 2031    | \$38,200       | 1           |                |          |
|                 | Panelboards   |                |                   |                    |         |                |             |                |          |
|                 | Molded Case Bkrs  | 100%           |                   |                    | 2030    | \$32,400       | 5           | \$600          |          |
|                 | Wiring  |                |                   |                    |         |                |             |                |          |
|                 | Thermoplastic   | 100%           |                   |                    | 2031    | \$55,800       | 1           |                |          |
|                 | Motor Controllers                                       |                |                   |                    |         |                |             |                |          |
|                 | Locally Mounted   | 100%           |                   |                    | 2036    | * *            | 5           | \$100          |          |
| Ground          |   |                |                   |                    |         |                |             |                |          |
|                 | Grounding Devices                                       |                |                   |                    |         |                |             |                |          |
|                 | Not Accessible  | 100%           |                   |                    |         |                |             |                |          |

**Lighting**

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

*Estimates are rounded to the nearest hundred dollars.*

*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>System Component Type</b> | <b>% of Total</b>     | <b>Fail 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> |

**Lighting**

## Interior Lighting

|             |     |  |  |      |           |    |          |  |
|-------------|-----|--|--|------|-----------|----|----------|--|
| Fluorescent | 80% |  |  | 2026 | \$306,300 | 10 | \$15,800 |  |
|-------------|-----|--|--|------|-----------|----|----------|--|

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

|             |    |  |  |      |          |    |         |  |
|-------------|----|--|--|------|----------|----|---------|--|
| Fluorescent | 7% |  |  | 2031 | \$26,800 | 10 | \$1,400 |  |
|-------------|----|--|--|------|----------|----|---------|--|

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

|             |    |  |  |      |         |    |       |  |
|-------------|----|--|--|------|---------|----|-------|--|
| Fluorescent | 1% |  |  | 2026 | \$3,800 | 10 | \$200 |  |
|-------------|----|--|--|------|---------|----|-------|--|

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Second Floor*

|     |     |  |  |      |         |    |       |  |
|-----|-----|--|--|------|---------|----|-------|--|
| HID | 10% |  |  | 2031 | \$5,700 | 10 | \$100 |  |
|-----|-----|--|--|------|---------|----|-------|--|

|              |    |  |  |      |         |   |  |  |
|--------------|----|--|--|------|---------|---|--|--|
| Incandescent | 2% |  |  | 2026 | \$7,700 | 2 |  |  |
|--------------|----|--|--|------|---------|---|--|--|

## Egress Lighting

|                    |     |  |  |      |          |    |         |  |
|--------------------|-----|--|--|------|----------|----|---------|--|
| Emergency, Battery | 50% |  |  | 2026 | \$15,700 | 10 | \$2,600 |  |
|--------------------|-----|--|--|------|----------|----|---------|--|

|                    |     |  |  |      |          |    |         |  |
|--------------------|-----|--|--|------|----------|----|---------|--|
| Emergency, Battery | 50% |  |  | 2026 | \$15,700 | 10 | \$2,600 |  |
|--------------------|-----|--|--|------|----------|----|---------|--|

## Exterior Lighting

|     |      |  |  |      |          |    |       |  |
|-----|------|--|--|------|----------|----|-------|--|
| HID | 100% |  |  | 2026 | \$88,000 | 10 | \$100 |  |
|-----|------|--|--|------|----------|----|-------|--|

**Alarm**

## Security System

|         |      |  |  |      |          |   |         |  |
|---------|------|--|--|------|----------|---|---------|--|
| Generic | 100% |  |  | 2031 | \$70,500 | 1 | \$8,000 |  |
|---------|------|--|--|------|----------|---|---------|--|

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Camera System*

| <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> |

**Heating**

## Energy Source

|             |      |  |  |      |     |   |  |  |
|-------------|------|--|--|------|-----|---|--|--|
| Natural Gas | 100% |  |  | 2041 | * * | 1 |  |  |
|-------------|------|--|--|------|-----|---|--|--|

## Conversion Equipment

|              |      |  |  |      |     |   |          |  |
|--------------|------|--|--|------|-----|---|----------|--|
| Steam Boiler | 100% |  |  | 2044 | * * | 1 | \$21,300 |  |
|--------------|------|--|--|------|-----|---|----------|--|

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

## Distribution

|                   |      |  |  |      |          |  |  |  |
|-------------------|------|--|--|------|----------|--|--|--|
| Steam Piping/Pump | 100% |  |  | 2031 | \$96,500 |  |  |  |
|-------------------|------|--|--|------|----------|--|--|--|

## Terminal Devices

|                    |      |  |  |      |           |   |         |  |
|--------------------|------|--|--|------|-----------|---|---------|--|
| Convactor/Radiator | 100% |  |  | 2029 | \$116,800 | 1 | \$6,900 |  |
|--------------------|------|--|--|------|-----------|---|---------|--|

**Air Conditioning**

## Energy Source

|             |      |  |  |      |     |   |  |  |
|-------------|------|--|--|------|-----|---|--|--|
| Electricity | 100% |  |  | 2039 | * * | 1 |  |  |
|-------------|------|--|--|------|-----|---|--|--|

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

| <b>Mechanical</b> |                             | <b>Current Repair</b>  |                          | <b>Future Replacement</b> |                       | <b>Maintenance</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>Priority</b> |
| Air Conditioning  |                             |  |                          |                           |                       |                    |                       |                 |
|                   | 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                  |                       |                 |
| Ventilation       |                             |  |                          |                           |                       |                    |                       |                 |
|                   | Distribution                |  |                          |                           |                       |                    |                       |                 |
|                   | Ductwork/Diffusers          | 40%  |                          | LIFE                      | * *                   | 2-5                | \$7,600               |                 |
|                   | No Component                | 60%  |                          |                           |                       |                    |                       |                 |
|                   | Exhaust Fans                |  |                          |                           |                       |                    |                       |                 |
|                   | Roof                        | 30%  |                          | 2031                      | \$10,900              | 2                  | \$200                 |                 |
|                   | No Component                | 70%  |                          |                           |                       |                    |                       |                 |
| Plumbing          |                             |  |                          |                           |                       |                    |                       |                 |
|                   | 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

| CAPITAL               | FY 2022 - 2025     | FY 2026 - 2031     |
|-----------------------|--------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022         | FY 2023         | FY 2024         | FY 2025        |
|-----------------------|-----------------|-----------------|-----------------|----------------|
| 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.

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| 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         |  |                |                   |                |                    |                |             |                |          |
| Exterior Walls   |  |                |                   |                |                    |                |             |                |          |
|                  | Cast Stone/Terra Cotta   | 100%           | Now               | \$1,909,500    | LIFE               | **             | 5           | \$389,600      |          |
|                  | Cracking/Crumbling, Extent : Moderate, Area Affected : 10%     |                |                   |                |                    |                |             |                |          |
|                  | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                  | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% |                |                   |                |                    |                |             |                |          |
|                  | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                  | Staining/Discoloring, Extent : Moderate, Area Affected : 20%   |                |                   |                |                    |                |             |                |          |
|                  | Location : Throughout  |                |                   |                |                    |                |             |                |          |
|                  | Other Observation, Extent : Moderate, Area Affected : 25%      |                |                   |                |                    |                |             |                |          |
|                  | Location : East Facade   |                |                   |                |                    |                |             |                |          |
|                  | Explanation : Sidewalk Shed In Place                           |                |                   |                |                    |                |             |                |          |
| 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       |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| Electrical      |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|-----------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System          | Component Type  | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts |   |                |                   |                |                    |                |             |                |          |
|                 | Service Equipment   |                |                   |                |                    |                |             |                |          |
|                 | Molded Case Bkrs  | 100%           |                   |                | 2028               | \$3,000        | 5           | \$300          |          |
|                 | Other Observation, Extent : Moderate, Area Affected : 100%      |                |                   |                |                    |                |             |                |          |
|                 | Location : Electrical Room                                      |                |                   |                |                    |                |             |                |          |
|                 | Explanation : Main Service Switch Rated At 350 Amperes          |                |                   |                |                    |                |             |                |          |
|                 | Raceway   |                |                   |                |                    |                |             |                |          |
|                 | Conduit   | 90%            |                   |                | 2028               | \$14,700       | 1           |                |          |
|                 | Conduit   | 10%            |                   |                | 2038               | * *            | 1           |                |          |
|                 | Panelboards   |                |                   |                |                    |                |             |                |          |
|                 | Molded Case Bkrs  | 90%            |                   |                | 2027               | \$31,600       | 5           | \$300          |          |
|                 | Molded Case Bkrs  | 10%            |                   |                | 2036               | * *            | 5           |                |          |
|                 | Wiring  |                |                   |                |                    |                |             |                |          |
|                 | Braided Cloth   | 25%            | 2-4               | \$5,100        | 2053               | * *            | 1           |                |          |
|                 | Insulation Aged, Extent : Moderate, Area Affected : 30%         |                |                   |                |                    |                |             |                |          |
|                 | Location : Throughout   |                |                   |                |                    |                |             |                |          |
|                 | Thermoplastic   | 75%            |                   |                | 2038               | * *            | 1           |                |          |
|                 | Motor Controllers   |                |                   |                |                    |                |             |                |          |
|                 | Locally Mounted   | 100%           |                   |                | 2026               | \$44,000       | 5           | \$100          |          |
| Ground          |   |                |                   |                |                    |                |             |                |          |
|                 | Grounding Devices   |                |                   |                |                    |                |             |                |          |
|                 | Not Accessible  | 100%           |                   |                |                    |                |             |                |          |
| Lighting        |   |                |                   |                |                    |                |             |                |          |
|                 | Interior Lighting   |                |                   |                |                    |                |             |                |          |
|                 | Fluorescent   | 100%           |                   |                | 2028               | \$208,800      | 10          | \$9,900        |          |
|                 | T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% |                |                   |                |                    |                |             |                |          |
|                 | Location : Throughout The Building                              |                |                   |                |                    |                |             |                |          |
|                 | Egress Lighting   |                |                   |                |                    |                |             |                |          |
|                 | Emergency, Battery  | 50%            |                   |                | 2023               | \$8,600        | 10          | \$1,300        |          |
|                 | Exit, Battery   | 50%            |                   |                | 2023               | \$7,300        | 10          | \$400          |          |
|                 | Exterior Lighting   |                |                   |                |                    |                |             |                |          |
|                 | HID   | 50%            |                   |                | 2028               | \$24,000       | 10          |                |          |
|                 | No Component  | 50%            |                   |                |                    |                |             |                |          |
| Alarm           |   |                |                   |                |                    |                |             |                |          |
|                 | Security System   |                |                   |                |                    |                |             |                |          |
|                 | No Component  | 70%            |                   |                |                    |                |             |                |          |
|                 | Generic   | 30%            |                   |                | 2028               | \$11,500       | 1           | \$1,200        |          |
|                 | Other Observation, Extent : Moderate, Area Affected : 100%      |                |                   |                |                    |                |             |                |          |
|                 | Location : Lobby, Waiting Room And Outside                      |                |                   |                |                    |                |             |                |          |
|                 | Explanation : CCTV Surveillance Cameras                         |                |                   |                |                    |                |             |                |          |

| Mechanical |                | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|------------|----------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component Type | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating    |                |                |                   |                |                    |                |             |                |          |
|            | Energy Source  |                |                   |                |                    |                |             |                |          |
|            | Natural Gas    | 100%           |                   |                | 2038               | * *            | 1           |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

| Mechanical       |                           | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|---------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type            | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating          |                           |  |                   |                    |         |                |             |                |          |
|                  | Conversion Equipment      |  |                   |                    |         |                |             |                |          |
|                  | Steam Boiler              | 100%   |                   |                    | 2041    | **             | 1           | \$10,700       |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : 1 Boiler   |                   |                    |         |                |             |                |          |
|                  | Distribution              |  |                   |                    |         |                |             |                |          |
|                  | Steam Piping/Pump         | 100%   |                   |                    | 2028    | \$52,600       |             |                |          |
|                  | Terminal Devices          |  |                   |                    |         |                |             |                |          |
|                  | Convactor/Radiator        | 100%   |                   |                    | 2026    | \$63,700       | 1           | \$3,500        |          |
| Air Conditioning |                           |  |                   |                    |         |                |             |                |          |
|                  | Energy Source             |  |                   |                    |         |                |             |                |          |
|                  | Electricity               | 100%   |                   |                    | 2036    | **             | 1           |                |          |
|                  | Conversion Equipment      |  |                   |                    |         |                |             |                |          |
|                  | Window/Wall Unit          | 50%  |                   |                    | 2022    | \$12,400       | 1           |                |          |
|                  | No Component              | 50%  |                   |                    |         |                |             |                |          |
|                  | Distribution              |  |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers        | 15%  |                   |                    | LIFE    | **             | 2           | \$2,100        |          |
|                  | No Component              | 85%  |                   |                    |         |                |             |                |          |
|                  | Terminal Devices          |  |                   |                    |         |                |             |                |          |
|                  | No Component              | 85%  |                   |                    |         |                |             |                |          |
|                  | Not Accessible            | 15%  |                   |                    |         |                |             |                |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 0%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : Air Handling Unit In One Of The Locked Rooms. It Serves The Offices In The Basement. |                   |                    |         |                |             |                |          |
|                  | Heat Rejection            |  |                   |                    |         |                |             |                |          |
|                  | Air Cooled Condenser Unit | 15%  |                   |                    | 2028    | \$1,800        | 2           | \$1,100        |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Outside, Rear Of The Building   |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : 1 Unit   |                   |                    |         |                |             |                |          |
|                  | No Component              | 85%  |                   |                    |         |                |             |                |          |
| Ventilation      |                           |  |                   |                    |         |                |             |                |          |
|                  | Distribution              |  |                   |                    |         |                |             |                |          |
|                  | Ductwork/Diffusers        | 10%  |                   |                    | LIFE    | **             | 2-5         | \$600          |          |
|                  | No Component              | 90%  |                   |                    |         |                |             |                |          |
|                  | Exhaust Fans              |  |                   |                    |         |                |             |                |          |
|                  | Wall Unit                 | 10%  |                   |                    | 2023    | \$400          | 2           |                |          |
|                  | No Component              | 90%  |                   |                    |         |                |             |                |          |
| Plumbing         |                           |  |                   |                    |         |                |             |                |          |
|                  | H/C Water Piping          |  |                   |                    |         |                |             |                |          |
|                  | Brass/Copper              | 100%   |                   |                    | 2028    | \$88,700       | 1           |                |          |
|                  | Water Heater              |  |                   |                    |         |                |             |                |          |
|                  | Gas Fired                 | 100%   |                   |                    | 2026    | \$7,300        | 2           | \$200          |          |
|                  | Sanitary Piping           |  |                   |                    |         |                |             |                |          |
|                  | Cast Iron                 | 100%   |                   |                    | LIFE    | **             | 1           |                |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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

**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>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>Priority</b> |
| Plumbing          |                       |                       |                          |                           |                       |                    |                       |                 |
|                   | Storm Drain Piping    |                       |                          |                           |                       |                    |                       |                 |
|                   | Cast Iron             | 100%                  |                          | LIFE                      | * *                   | 1                  |                       |                 |
| Fixtures          |                       |                       |                          |                           |                       |                    |                       |                 |
|                   | Generic               | 100%                  |                          |                           |                       |                    |                       |                 |

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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.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| 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  |                        |                |                   |                |                    |                |             |                |          |
| Exterior Walls  |                        |                |                   |                |                    |                |             |                |          |
|   | Masonry: Limestone     | 100%           |                   |                | LIFE               | **             | 5           | \$96,900       |          |
| Other Observation, Extent : Moderate, Area Affected : 25%     |                        |                |                   |                |                    |                |             |                |          |
| Location : Throughout   |                        |                |                   |                |                    |                |             |                |          |
| Explanation : Pigeon Netting Missing                          |                        |                |                   |                |                    |                |             |                |          |
| Windows   |                        |                |                   |                |                    |                |             |                |          |
|   | Aluminum               | 90%            |                   |                | 2044               | **             | 5           | \$13,200       |          |
|   | Wood                   | 10%            | Now               | \$48,300       | 2053               | **             | 5           | \$7,300        |          |
| Air Infiltration, Extent : Severe, Area Affected : 50%        |                        |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor Has Original Wood Casement Windows       |                        |                |                   |                |                    |                |             |                |          |
| Broken/Missing Elements, Extent : Severe, Area Affected : 50% |                        |                |                   |                |                    |                |             |                |          |
| Location : 3rd Floor Casement Windows                         |                        |                |                   |                |                    |                |             |                |          |
| Parapets  |                        |                |                   |                |                    |                |             |                |          |
|   | Masonry: Limestone     | 100%           |                   |                | LIFE               | **             | 5           | \$9,900        |          |
| Roof  |                        |                |                   |                |                    |                |             |                |          |
|   | Metal Panel            | 85%            |                   |                | 2033               | **             | 10          | \$92,100       |          |
|   | Modified Bitumen       | 5%             |                   |                | 2028               | \$47,200       | 10          | \$3,000        |          |
|   | Skylight, Metal/Glass  | 10%            |                   |                | 2048               | **             | 10          | \$19,700       |          |
| Soffits   |                        |                |                   |                |                    |                |             |                |          |
|   | Masonry: Limestone     | 100%           |                   |                | LIFE               | **             | 5           |                |          |
| Interior  |                        |                |                   |                |                    |                |             |                |          |
| 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        |          |
| Interior Walls  |                        |                |                   |                |                    |                |             |                |          |
|   | Cast in Place Concrete | 4%             |                   |                | LIFE               | **             |             |                |          |
|   | Cast in Place Concrete | 1%             | 0-2               | \$2,800        | LIFE               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 5%      |                        |                |                   |                |                    |                |             |                |          |
| Location : Room B10-b S Water Infiltration At Heavy Rains     |                        |                |                   |                |                    |                |             |                |          |
|   | 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**

| Architecture   |                        | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--|------------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System   | Component Type         | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Interior   |                        |                |                   |                |                    |                |             |                |          |
| Ceilings   |                        |                |                   |                |                    |                |             |                |          |
|  | 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       |          |
| Site Enclosure   |                        |                |                   |                |                    |                |             |                |          |
| Fence/Gates  |                        |                |                   |                |                    |                |             |                |          |
|  | Iron Picket            | 100%           |                   |                | 2048               | **             |             |                |          |
| Free Standing Walls  |                        |                |                   |                |                    |                |             |                |          |
|  | 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>                 |                        |                |                   |                |                    |                |             |                |          |
| Site Pavements   |                        |                |                   |                |                    |                |             |                |          |
| Public Sidewalk  |                        |                |                   |                |                    |                |             |                |          |
|  | Cast in Place Concrete | 100%           |                   |                | 2033               | **             |             |                |          |
| On-Site Walkways   |                        |                |                   |                |                    |                |             |                |          |
|  | 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      |             |                |          |

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

Under 600 Volts

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| Electrical   |                     | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--|---------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type      | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts  |                     |                |                   |                    |         |                |             |                |          |
| Service Equipment  |                     |                |                   |                    |         |                |             |                |          |
|  | Air Circuit Breaker | 100%           |                   |                    | 2048    | **             | 5           | \$300          |          |
| Other Observation, Extent : Moderate, Area Affected : 100%             |                     |                |                   |                    |         |                |             |                |          |
| Location : Electrical Room   |                     |                |                   |                    |         |                |             |                |          |
| Explanation : Low Voltage Power Circuit Breaker Rated At 4,000 Amperes |                     |                |                   |                    |         |                |             |                |          |
| Switchgear / Switchboard   |                     |                |                   |                    |         |                |             |                |          |
|  | Molded Case Bkrs    | 100%           |                   |                    | 2054    | **             | 5           | \$1,700        |          |
| Raceway  |                     |                |                   |                    |         |                |             |                |          |
|  | Conduit             | 100%           |                   |                    | 2048    | **             | 1           |                |          |
| Panelboards  |                     |                |                   |                    |         |                |             |                |          |
|  | Molded Case Bkrs    | 100%           |                   |                    | 2044    | **             | 5           | \$1,700        |          |
| Wiring   |                     |                |                   |                    |         |                |             |                |          |
|  | Thermoplastic       | 100%           |                   |                    | 2048    | **             | 1           |                |          |
| Motor Controllers  |                     |                |                   |                    |         |                |             |                |          |
|  | Locally Mounted     | 100%           |                   |                    | 2041    | **             | 5           | \$400          |          |
| Ground   |                     |                |                   |                    |         |                |             |                |          |
| Grounding Devices  |                     |                |                   |                    |         |                |             |                |          |
|  | Generic             | 100%           |                   |                    | LIFE    | **             | 5           | \$900          |          |
| Stand-by Power   |                     |                |                   |                    |         |                |             |                |          |
| Transfer Switches  |                     |                |                   |                    |         |                |             |                |          |
|  | Automatic           | 100%           |                   |                    | 2045    | **             | 1           | \$19,400       |          |
| Lighting   |                     |                |                   |                    |         |                |             |                |          |
|  | Interior Lighting   |                |                   |                    |         |                |             |                |          |
|  | Fluorescent         | 85%            |                   |                    | 2028    | \$1,038,400    | 10          | \$49,300       |          |
| T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%           |                     |                |                   |                    |         |                |             |                |          |
| Location : Throughout  |                     |                |                   |                    |         |                |             |                |          |
|  | Fluorescent         | 10%            |                   |                    | 2023    | \$122,200      | 10          | \$5,800        |          |
| T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%          |                     |                |                   |                    |         |                |             |                |          |
| Location : Throughout  |                     |                |                   |                    |         |                |             |                |          |
|  | Incandescent        | 5%             |                   |                    | 2023    | \$61,100       | 2           | \$100          |          |
| Egress Lighting  |                     |                |                   |                    |         |                |             |                |          |
|  | Emergency, Service  | 50%            |                   |                    | 2033    | **             | 1           |                |          |
|  | Exit, Service       | 50%            |                   |                    | 2033    | **             | 1           |                |          |
| Exterior Lighting  |                     |                |                   |                    |         |                |             |                |          |
|  | HID                 | 100%           |                   |                    | 2033    | **             | 10          | \$200          |          |
| Lightning Protection   |                     |                |                   |                    |         |                |             |                |          |
| Arresters/Cabling  |                     |                |                   |                    |         |                |             |                |          |
|  | Generic             | 100%           |                   |                    | 2043    | **             | 5           | \$1,900        |          |
| Alarm  |                     |                |                   |                    |         |                |             |                |          |
| Security System  |                     |                |                   |                    |         |                |             |                |          |
|  | No Component        | 50%            |                   |                    |         |                |             |                |          |
|  | Generic             | 50%            |                   |                    | 2033    | **             | 1           | \$11,800       |          |
| Other Observation, Extent : Moderate, Area Affected : 100%             |                     |                |                   |                    |         |                |             |                |          |
| Location : Hallways And Outside  |                     |                |                   |                    |         |                |             |                |          |
| Explanation : CCTV Surveillance Cameras                                |                     |                |                   |                    |         |                |             |                |          |

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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>System Component Type</b> | <b>% of Total</b>     | <b>Fail 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> |

**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>System Component Type</b> | <b>% of Total</b>     | <b>Fail Date (Years)</b> | <b>Estimated Cost</b> | <b>Year FY</b>            | <b>Estimated Cost</b> | <b>Cycle (Yrs)</b> | <b>Estimated Cost</b> | <b>Priority</b> |

**Heating**

## Energy Source

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

Convactor/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 Courtyard**Explanation : 3 Units In Courtyard. 8 Units On The Roof.*

No Component

70%

**Ventilation**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

| Mechanical         |  | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------------|--|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation        |  |                |                   |                    |         |                |             |                |          |
| Distribution       |  |                |                   |                    |         |                |             |                |          |
|                    | Ductwork/Diffusers   | 30%            |                   |                    | LIFE    | **             | 2-5         | \$10,600       |          |
|                    | No Component   | 70%            |                   |                    |         |                |             |                |          |
| Exhaust Fans       |  |                |                   |                    |         |                |             |                |          |
|                    | Interior   | 20%            |                   |                    | 2028    | \$49,500       | 2           | \$400          |          |
|                    | Roof   | 10%            |                   |                    | 2028    | \$11,600       | 2           | \$200          |          |
|                    | Wall Unit  | 1%             |                   |                    | 2028    | \$200          | 2           |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                        |                |                   |                    |         |                |             |                |          |
|                    | Location : Corrections Area Water Main Service Room                            |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 1 Unit.  |                |                   |                    |         |                |             |                |          |
|                    | No Component   | 69%            |                   |                    |         |                |             |                |          |
| Plumbing           |  |                |                   |                    |         |                |             |                |          |
| H/C Water Piping   |  |                |                   |                    |         |                |             |                |          |
|                    | Brass/Copper   | 70%            |                   |                    | 2028    | \$363,200      | 1           |                |          |
|                    | Other Observation, Extent : Moderate, Area Affected : 100%                     |                |                   |                    |         |                |             |                |          |
|                    | Location : Throughout  |                |                   |                    |         |                |             |                |          |
|                    | Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building. |                |                   |                    |         |                |             |                |          |
|                    | Galvanized Steel   | 30%            |                   |                    | 2026    | \$91,600       | 1           |                |          |
| Water Heater       |  |                |                   |                    |         |                |             |                |          |
|                    | Electric   | 1%             |                   |                    | 2026    | \$600          | 4           |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                        |                |                   |                    |         |                |             |                |          |
|                    | Location : Attic   |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 1 Small Unit Serving One Bathroom Only.                          |                |                   |                    |         |                |             |                |          |
|                    | No Component   | 99%            |                   |                    |         |                |             |                |          |
| Sanitary Piping    |  |                |                   |                    |         |                |             |                |          |
|                    | Cast Iron  | 100%           |                   |                    | LIFE    | **             | 1           |                |          |
| Storm Drain Piping |  |                |                   |                    |         |                |             |                |          |
|                    | Cast Iron  | 99%            |                   |                    | LIFE    | **             | 1           |                |          |
|                    | Cast Iron  | 1%             | Now               | \$1,500            | LIFE    | **             | 1           |                |          |
|                    | Cracked, Extent : Moderate, Area Affected : 100%                               |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement Custodian Supply Room B10-b                                |                |                   |                    |         |                |             |                |          |
|                    | Other Observation, Extent : Moderate, Area Affected : 100%                     |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement Custodian Supply Room B10-b                                |                |                   |                    |         |                |             |                |          |
|                    | Explanation : Cracked And Leaky Pipe - 10 LF                                   |                |                   |                    |         |                |             |                |          |
| Backflow Preventer |  |                |                   |                    |         |                |             |                |          |
|                    | Generic  | 100%           |                   |                    | 2033    | **             | 1           | \$3,900        |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                        |                |                   |                    |         |                |             |                |          |
|                    | Location : Corrections Area Water Main Service Room.                           |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 2 Water Main Services With 2 Back Flow Preventer.                |                |                   |                    |         |                |             |                |          |
| Fixtures           |  |                |                   |                    |         |                |             |                |          |
|                    | Generic  | 100%           |                   |                    |         |                |             |                |          |
| Vertical Transport |  |                |                   |                    |         |                |             |                |          |
| Elevators          |  |                |                   |                    |         |                |             |                |          |
|                    | Geared Traction  | 100%           |                   |                    | LIFE    | **             |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                        |                |                   |                    |         |                |             |                |          |
|                    | Location : Basement To 3rd Floor   |                |                   |                    |         |                |             |                |          |
|                    | Explanation : 2 Units  |                |                   |                    |         |                |             |                |          |

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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**

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

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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.

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

## SUN BUILDING

Asset # : 2055

| 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       |                     |  |                   |                |                    |                |             |                |          |
| Exterior Walls |                     |  |                   |                |                    |                |             |                |          |
|                | Cast Iron           | 3%   | 0-2               | \$23,200       | LIFE               | **             |             |                |          |
|                |                     | Corrosion/Rusting, Extent : Moderate, Area Affected : 15%                  |                   |                |                    |                |             |                |          |
|                |                     | Location : Storefront Facades  |                   |                |                    |                |             |                |          |
|                |                     | Deteriorated Finish, Extent : Moderate, Area Affected : 25%                |                   |                |                    |                |             |                |          |
|                |                     | Location : Storefront Facades  |                   |                |                    |                |             |                |          |
|                | Copper/Terne        | 8%   | Now               | \$88,900       | 2050               | **             |             |                |          |
|                |                     | Deformed/Dented, Extent : Moderate, Area Affected : 15%                    |                   |                |                    |                |             |                |          |
|                |                     | Location : Courtyard Facade  |                   |                |                    |                |             |                |          |
|                |                     | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|                |                     | Location : 6th And 7th Floors  |                   |                |                    |                |             |                |          |
|                |                     | Explanation : Located In Interior Courtyard                                |                   |                |                    |                |             |                |          |
|                | Fiberglass Panel    | 2%   |                   |                | 2043               | **             | 5           | \$14,900       |          |
|                |                     | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                     | Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations |                   |                |                    |                |             |                |          |
|                | Masonry: Brick      | 10%  |                   |                | LIFE               | **             | 5           | \$19,800       |          |
|                |                     | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                     | Sidewalk Shed in Use, Extent : Light, Area Affected : 100%                 |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |
|                | Masonry: Marble     | 71%  |                   |                | LIFE               | **             | 5           | \$105,600      |          |
|                |                     | Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%              |                   |                |                    |                |             |                |          |
|                |                     | Location : Above Storefront, All Facades                                   |                   |                |                    |                |             |                |          |
|                |                     | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                     | Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations |                   |                |                    |                |             |                |          |
|                | Metal Panel         | 3%   |                   |                | 2050               | **             | 5-10        | \$40,900       |          |
|                |                     | Deformed/Dented, Extent : Light, Area Affected : 15%                       |                   |                |                    |                |             |                |          |
|                |                     | Location : Interior Courtyard  |                   |                |                    |                |             |                |          |
|                |                     | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|                |                     | Location : Reade Street Elevation  |                   |                |                    |                |             |                |          |
|                |                     | Explanation : Basement Windows   |                   |                |                    |                |             |                |          |
|                | 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      |          |
|                |                     | Air Infiltration, Extent : Moderate, Area Affected : 15%                   |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |
|                |                     | Dry Rot/Decay, Extent : Moderate, Area Affected : 15%                      |                   |                |                    |                |             |                |          |
|                |                     | Location : Window Casings - Exterior Facades                               |                   |                |                    |                |             |                |          |
|                |                     | Paint Peeling, Extent : Moderate, Area Affected : 35%                      |                   |                |                    |                |             |                |          |
|                |                     | Location : Throughout  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Architecture |                       | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System       | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior     |                       |  |                   |                    |         |                |             |                |          |
|              | Parapets              |  |                   |                    |         |                |             |                |          |
|              | Masonry: Brick        | 10%  |                   |                    | LIFE    | **             | 5           | \$1,200        |          |
|              |                       | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Sidewalk Shed Below, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations |                   |                    |         |                |             |                |          |
|              | Metal Cornice         | 15%  |                   |                    | 2065    | **             | 10          | \$5,900        |          |
|              |                       | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Explanation : Repairs In Progress, Scaffolding Does Not Allow Observations |                   |                    |         |                |             |                |          |
|              | Metal Panel           | 5%   |                   |                    | 2050    | **             | 5           | \$2,300        |          |
|              |                       | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              | Metal Rail            | 60%  |                   |                    | 2043    | **             | 5-10        | \$131,300      |          |
|              | Metal Rail            | 10%  |                   |                    | 2035    | **             | 5-10        | \$21,900       |          |
|              |                       | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
| Roof         |                       |  |                   |                    |         |                |             |                |          |
|              | Copper/Terne          | 15%  |                   |                    | 2045    | **             | 10          | \$34,200       |          |
|              |                       | Repairs in Progress, Extent : Light, Area Affected : 100%                  |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              | Modified Bitumen      | 75%  |                   |                    | 2030    | \$1,090,600    | 10          | \$68,300       |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%                    |                   |                    |         |                |             |                |          |
|              |                       | Location : Throughout  |                   |                    |         |                |             |                |          |
|              |                       | Explanation : Repair In Progress   |                   |                    |         |                |             |                |          |
|              | Skylight, Metal/Glass | 10%  | Now               | \$79,200           | 2050    | **             |             |                |          |
|              |                       | Water Penetration, Extent : Moderate, Area Affected : 5%                   |                   |                    |         |                |             |                |          |
|              |                       | Location : Stair On 7th Floor  |                   |                    |         |                |             |                |          |
| Soffits      |                       |  |                   |                    |         |                |             |                |          |
|              | Not Accessible        | 100%   |                   |                    |         |                |             |                |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 0%                      |                   |                    |         |                |             |                |          |
|              |                       | Location :   |                   |                    |         |                |             |                |          |
|              |                       | Explanation : Scaffolding Does Not Allow Observation                       |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Architecture   |            | Current Repair    |                |         | Future Replacement |             | Maintenance    |          |  |
|--|------------|-------------------|----------------|---------|--------------------|-------------|----------------|----------|--|
| System Component Type  | % of Total | Fail Date (Years) | Estimated Cost | Year FY | Estimated Cost     | Cycle (Yrs) | Estimated Cost | Priority |  |
| Interior   |            |                   |                |         |                    |             |                |          |  |
| Floors   |            |                   |                |         |                    |             |                |          |  |
| Carpet   | 20%        | Now               | \$264,400      | 2029    | \$1,321,900        | 3           | \$132,100      |          |  |
| Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15% |            |                   |                |         |                    |             |                |          |  |
| Location : Offices At 3rd And 4th Floors                         |            |                   |                |         |                    |             |                |          |  |
| Staining/Discoloring, Extent : Severe, Area Affected : 25%       |            |                   |                |         |                    |             |                |          |  |
| Location : Offices At 3rd And 4th Floors                         |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 10%        | Now               | \$161,600      | LIFE    | **                 | 5           | \$96,300       |          |  |
| Broken/Missing Elements, Extent : Moderate, Area Affected : 25%  |            |                   |                |         |                    |             |                |          |  |
| Location : Sub-basement / Basement                               |            |                   |                |         |                    |             |                |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 15%       |            |                   |                |         |                    |             |                |          |  |
| Location : Sub-basement / Basement                               |            |                   |                |         |                    |             |                |          |  |
| Ceramic Tile   | 5%         |                   |                | 2033    | **                 | 5           | \$22,000       |          |  |
| Marble Panels  | 5%         | 0-2               | \$234,500      | LIFE    | **                 | 5           | \$16,500       |          |  |
| Cracking/Crumbling, Extent : Moderate, Area Affected : 10%       |            |                   |                |         |                    |             |                |          |  |
| Location : 1st Floor Corridors And Lobby                         |            |                   |                |         |                    |             |                |          |  |
| Terrazzo   | 15%        |                   |                | LIFE    | **                 | 5           | \$51,600       |          |  |
| Vinyl Tile   | 40%        | Now               | \$352,200      | 2030    | \$1,761,100        | 3           | \$66,100       |          |  |
| Uneven Substrate, Extent : Moderate, Area Affected : 25%         |            |                   |                |         |                    |             |                |          |  |
| Location : Offices At 3rd And 4th Floor                          |            |                   |                |         |                    |             |                |          |  |
| Worn/Eroded, Extent : Moderate, Area Affected : 50%              |            |                   |                |         |                    |             |                |          |  |
| Location : Offices At 3rd And 4th Floor                          |            |                   |                |         |                    |             |                |          |  |
| Wood   | 5%         | 2-4               | \$42,700       | 2045    | **                 | 5           | \$20,600       |          |  |
| Deteriorated Finish, Extent : Moderate, Area Affected : 5%       |            |                   |                |         |                    |             |                |          |  |
| Location : Office On 3rd Floor                                   |            |                   |                |         |                    |             |                |          |  |
| Interior Walls   |            |                   |                |         |                    |             |                |          |  |
| Cast in Place Concrete   | 2%         | Now               | \$233,400      | LIFE    | **                 |             |                |          |  |
| Loose/Delam Surface, Extent : Severe, Area Affected : 10%        |            |                   |                |         |                    |             |                |          |  |
| Location : Chiller Room, Sublevel Garage                         |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |          |  |
| Location : Sidewalk Vault  |            |                   |                |         |                    |             |                |          |  |
| Other Observation, Extent : Moderate, Area Affected : 25%        |            |                   |                |         |                    |             |                |          |  |
| Location : Sidewalk Vault  |            |                   |                |         |                    |             |                |          |  |
| Explanation : Corrosion On Steel Columns                         |            |                   |                |         |                    |             |                |          |  |
| Glazed Ceramic Panel   | 20%        |                   |                | LIFE    | **                 |             |                |          |  |
| Gypsum Board   | 60%        |                   |                | LIFE    | **                 | 5           | \$141,200      |          |  |
| Masonry: Brick   | 10%        | Now               | \$359,600      | LIFE    | **                 |             |                |          |  |
| Spalling, Extent : Severe, Area Affected : 15%                   |            |                   |                |         |                    |             |                |          |  |
| Location : Basement, Steam Room, Sidewalk Vault At Reade Street  |            |                   |                |         |                    |             |                |          |  |
| Water Penetration, Extent : Moderate, Area Affected : 10%        |            |                   |                |         |                    |             |                |          |  |
| Location : Basement, Steam Room, Sidewalk Vault At Reade Street  |            |                   |                |         |                    |             |                |          |  |
| Plaster  | 5%         | Now               | \$9,200        | LIFE    | **                 | 5           | \$5,900        |          |  |
| Water Penetration, Extent : Severe, Area Affected : 10%          |            |                   |                |         |                    |             |                |          |  |
| Location : Basement Corridor Outside Chief Engineer Office       |            |                   |                |         |                    |             |                |          |  |
| Plaster  | 3%         |                   |                | LIFE    | **                 | 5           | \$3,500        |          |  |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

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

## Interior

## Ceilings

|                      |     |  |  |      |    |   |           |  |
|----------------------|-----|--|--|------|----|---|-----------|--|
| AcousTile,Adhered    | 15% |  |  | 2035 | ** | 5 | \$66,100  |  |
| AcousTileSusp.Lay-In | 55% |  |  | 2035 | ** | 5 | \$242,200 |  |

*Staining/Discoloring, Extent : Light, Area Affected : 5%*

*Location : Offices At 3rd And 4th Floors*

|                  |     |     |          |      |    |   |         |  |
|------------------|-----|-----|----------|------|----|---|---------|--|
| Exposed Concrete | 10% | Now | \$83,300 | LIFE | ** | 5 | \$6,900 |  |
|------------------|-----|-----|----------|------|----|---|---------|--|

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

*Location : Basement*

*Loose/Delam Surface, Extent : Severe, Area Affected : 10%*

*Location : Chiller Room*

|                      |    |     |          |      |    |  |  |  |
|----------------------|----|-----|----------|------|----|--|--|--|
| Masonry:Vault Struct | 5% | Now | \$94,800 | LIFE | ** |  |  |  |
|----------------------|----|-----|----------|------|----|--|--|--|

*Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%*

*Location : Vault Under Sidewalk - Reade Street*

*Loose Units, Extent : Severe, Area Affected : 10%*

*Location : Vault Under Sidewalk - Reade Street*

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Sidewalk Vault - Reade Street*

|         |     |     |          |      |    |   |          |  |
|---------|-----|-----|----------|------|----|---|----------|--|
| Plaster | 15% | Now | \$20,400 | LIFE | ** | 5 | \$41,300 |  |
|---------|-----|-----|----------|------|----|---|----------|--|

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

*Location : Basement Corridor Leading To Loading Docks*

## Site Pavements

## Public Sidewalk

|                        |      |    |          |      |    |  |  |  |
|------------------------|------|----|----------|------|----|--|--|--|
| Cast in Place Concrete | 100% | 4+ | \$11,900 | 2043 | ** |  |  |  |
|------------------------|------|----|----------|------|----|--|--|--|

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%*

*Location : Throughout*

## Parking/Driveway

|                        |      |  |  |      |    |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|
| Cast in Place Concrete | 100% |  |  | 2043 | ** |  |  |  |
|------------------------|------|--|--|------|----|--|--|--|

| 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% |  |  | 2050 | ** | 5 | \$1,300 |  |
|---------------|------|--|--|------|----|---|---------|--|

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

*Location : Electrical Room*

*Explanation : One 4,000 Ampere, One 2,000 Ampere And One 1,600 Ampere Main*

*Disconnect Switch.*

## Transformers

|          |      |  |  |      |    |   |         |  |
|----------|------|--|--|------|----|---|---------|--|
| Dry Type | 100% |  |  | 2043 | ** | 5 | \$1,100 |  |
|----------|------|--|--|------|----|---|---------|--|

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

*Location : Mechanical Room*

*Explanation : Three 45 Kilovolt-ampere 208 High Voltage - 208/120 Low Voltage*

## Switchgear / Switchboard

|               |     |  |  |      |    |   |       |  |
|---------------|-----|--|--|------|----|---|-------|--|
| 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**

| Electrical  |                          | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|---|--------------------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System  | Component Type           | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Under 600 Volts   |                          |                |                   |                    |         |                |             |                |          |
|   | 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    | * *            |             |                |          |
| Other Observation, Extent : Light, Area Affected : 100%                           |                          |                |                   |                    |         |                |             |                |          |
| Location : Engineers Office   |                          |                |                   |                    |         |                |             |                |          |
| Explanation : Most Of The Controllers Are Monitored By Building Management System |                          |                |                   |                    |         |                |             |                |          |
| Ground  |                          |                |                   |                    |         |                |             |                |          |
|   | Grounding Devices        |                |                   |                    |         |                |             |                |          |
|   | Not Accessible           | 100%           |                   |                    |         |                |             |                |          |
| Stand-by Power  |                          |                |                   |                    |         |                |             |                |          |
|   | Transfer Switches        |                |                   |                    |         |                |             |                |          |
|   | Automatic                | 100%           |                   |                    | 2043    | * *            | 1           | \$90,500       |          |
| Generators  |                          |                |                   |                    |         |                |             |                |          |
|   | Diesel                   | 100%           |                   |                    | 2039    | * *            | 1           | \$113,900      |          |
| Other Observation, Extent : Light, Area Affected : 100%                           |                          |                |                   |                    |         |                |             |                |          |
| Location : Generator Room Sub-basement  |                          |                |                   |                    |         |                |             |                |          |
| Explanation : One 450 Kilowatt  |                          |                |                   |                    |         |                |             |                |          |
| Batteries   |                          |                |                   |                    |         |                |             |                |          |
|   | Lead/Acid                | 100%           |                   |                    | 2024    | \$1,800        | 5           | \$10,900       |          |
| Fuel Storage  |                          |                |                   |                    |         |                |             |                |          |
|   | Day Tank                 | 50%            |                   |                    | 2046    | * *            | 5           | \$27,300       |          |
| Other Observation, Extent : Light, Area Affected : 100%                           |                          |                |                   |                    |         |                |             |                |          |
| Location : Generator Room Sub-basement  |                          |                |                   |                    |         |                |             |                |          |
| Explanation : The Tank Capacity Is 125 Gallons.                                   |                          |                |                   |                    |         |                |             |                |          |
|   | Main Tank                | 50%            |                   |                    | 2058    | * *            | 5           | \$4,300        |          |
| Other Observation, Extent : Moderate, Area Affected : 100%                        |                          |                |                   |                    |         |                |             |                |          |
| Location : Sub-basement   |                          |                |                   |                    |         |                |             |                |          |
| Explanation : The Tank Is Rated 550 Gallons.                                      |                          |                |                   |                    |         |                |             |                |          |
| Lighting  |                          |                |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Electrical           |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|----------------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting             |                                |  |                   |                    |         |                |             |                |          |
|                      | Interior Lighting              |  |                   |                    |         |                |             |                |          |
|                      | Fluorescent                    | 80%  |                   |                    | 2035    | * *            | 10          | \$215,900      |          |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Throughout The Building<br>Explanation : T-8 Lamps                             |                   |                    |         |                |             |                |          |
|                      | Fluorescent                    | 10%  |                   |                    | 2035    | * *            | 10          | \$27,000       |          |
|                      |                                | Compact Fluorescent Light, Extent : Light, Area Affected : 100%<br>Location : Lobby And Hallways   |                   |                    |         |                |             |                |          |
|                      | LED                            | 10%  |                   |                    | 2038    | * *            |             |                |          |
|                      |                                | Other Observation, Extent : Light, Area Affected : 100%<br>Location : Garage<br>Explanation : New LED Lights Have Been Installed In The Garage Area. |                   |                    |         |                |             |                |          |
| Egress Lighting      |                                |  |                   |                    |         |                |             |                |          |
|                      | Emergency, Service             | 60%  |                   |                    | 2035    | * *            | 1           |                |          |
|                      | Exit, LED                      | 40%  |                   |                    | 2058    | * *            | 1           |                |          |
| Exterior Lighting    |                                |  |                   |                    |         |                |             |                |          |
|                      | HID                            | 100%   |                   |                    | 2035    | * *            | 10          | \$900          |          |
| Alarm                |                                |  |                   |                    |         |                |             |                |          |
|                      | Security System                |  |                   |                    |         |                |             |                |          |
|                      | No Component                   | 95%  |                   |                    |         |                |             |                |          |
|                      | Generic                        | 5%   |                   |                    | 2035    | * *            | 1           | \$5,500        |          |
| Fire/Smoke Detection |                                |  |                   |                    |         |                |             |                |          |
|                      | No Component                   | 70%  |                   |                    |         |                |             |                |          |
|                      | Generic, Digital               | 30%  |                   |                    | 2035    | * *            | 1-3         | \$54,400       |          |
| Mechanical           |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
| System               | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                                |  |                   |                    |         |                |             |                |          |
|                      | Energy Source                  |  |                   |                    |         |                |             |                |          |
|                      | Utility Steam                  | 98%  |                   |                    | 2050    | * *            | 1           |                |          |
|                      | Electricity                    | 2%   |                   |                    | 2050    | * *            | 1           |                |          |
| Conversion Equipment |                                |  |                   |                    |         |                |             |                |          |
|                      | Heat Exchanger, Shell & Tube   | 60%  |                   |                    | 2039    | * *            |             |                |          |
|                      | Pres. Reducing Valve/LP Steam  | 40%  |                   |                    | 2033    | * *            | 5           | \$7,000        |          |
| Distribution         |                                |  |                   |                    |         |                |             |                |          |
|                      | Hot Wtr Piping/Pump            | 80%  |                   |                    | 2046    | * *            | 4           | \$17,400       |          |
|                      | Hot Wtr Piping/Pump            | 10%  | Now               | \$5,100            | 2046    | * *            | 4           | \$1,500        |          |
|                      |                                | Broken, Extent : Severe, Area Affected : 10%<br>Location : Sub-basement  |                   |                    |         |                |             |                |          |
|                      | 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    |             |                |          |
|------------------|---------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| 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%  |                   |                    |         |                |             |                |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 0%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Throughout The Building   |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under Air Conditioning |                   |                    |         |                |             |                |          |
|                  | No Component              | 18%  |                   |                    |         |                |             |                |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 0%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Mechanical Rooms On Each Floor  |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : Air Handlers Are Covered Under Air Conditioning System                                     |                   |                    |         |                |             |                |          |
| Air Conditioning |                           |  |                   |                    |         |                |             |                |          |
|                  | Energy Source             |  |                   |                    |         |                |             |                |          |
|                  | Electricity               | 100%   |                   |                    | 2046    | * *            | 1           |                |          |
|                  | Conversion Equipment      |  |                   |                    |         |                |             |                |          |
|                  | Centrifugal, Elec Chiller | 100%   |                   |                    | 2033    | * *            | 1           | \$318,400      |          |
|                  |                           | R-134a Refrigerant, Extent : Light, Area Affected : 100%   |                   |                    |         |                |             |                |          |
|                  |                           | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : 2 Units  |                   |                    |         |                |             |                |          |
|                  | 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        |          |
|                  |                           | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|                  |                           | Location : Basement  |                   |                    |         |                |             |                |          |
|                  |                           | Explanation : Multiple Units Range From 6 To 50 Gallons Each.  |                   |                    |         |                |             |                |          |
|                  | HW Heat Exchanger         |  |                   |                    |         |                |             |                |          |
|                  | No Component              | 80%  |                   |                    |         |                |             |                |          |
|                  | No Component              | 20%  |                   |                    |         |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

| Mechanical         |  | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------------|--|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type   | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Plumbing           |  |                |                   |                |                    |                |             |                |          |
|                    | Sanitary Piping  |                |                   |                |                    |                |             |                |          |
|                    | Cast Iron  | 100%           |                   |                | LIFE               | **             | 1           |                |          |
|                    | Storm Drain Piping   |                |                   |                |                    |                |             |                |          |
|                    | Cast Iron  | 90%            |                   |                | LIFE               | **             | 1           |                |          |
|                    | Cast Iron  | 10%            | Now               | \$6,800        | LIFE               | **             | 1           |                |          |
|                    | Broken, Extent : Severe, Area Affected : 10%   |                |                   |                |                    |                |             |                |          |
|                    | Location : Basement  |                |                   |                |                    |                |             |                |          |
|                    | Sump Pump(s)   |                |                   |                |                    |                |             |                |          |
|                    | Submersible  | 100%           |                   |                | 2023               | \$11,000       | 4           | \$9,300        |          |
|                    | Backflow Preventer   |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2030               | \$82,300       | 1           | \$18,000       |          |
|                    | Fixtures   |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                |                    |                |             |                |          |
| Vertical Transport |  |                |                   |                |                    |                |             |                |          |
|                    | Elevators  |                |                   |                |                    |                |             |                |          |
|                    | Geared Traction  | 100%           |                   |                | LIFE               | **             |             |                |          |
|                    | Other Observation, Extent : Light, Area Affected : 100%                                      |                |                   |                |                    |                |             |                |          |
|                    | Location : Freight Unit From Sub-basement to 8th Floor, Passenger Unit From 1st to 7th Floor |                |                   |                |                    |                |             |                |          |
|                    | Explanation : One Freight Unit And 5 Passenger Units   |                |                   |                |                    |                |             |                |          |
| Fire Suppression   |  |                |                   |                |                    |                |             |                |          |
|                    | Standpipe  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2050               | **             | 1-5         | \$148,300      |          |
|                    | Sprinkler  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2050               | **             | 1-2         | \$82,400       |          |
|                    | Fire Pump  |                |                   |                |                    |                |             |                |          |
|                    | Generic  | 100%           |                   |                | 2039               | **             | 1           | \$54,900       |          |

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Print Date : 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

| CAPITAL               | FY 2022 - 2025      | FY 2026 - 2031     |
|-----------------------|---------------------|--------------------|
| 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> |

| EXPENSE               | FY 2022          | FY 2023         | FY 2024          | FY 2025          |
|-----------------------|------------------|-----------------|------------------|------------------|
| 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> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| Architecture |                       | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior     |                       |  |                   |                |                    |                |             |                |          |
|              | Exterior Walls        |  |                   |                |                    |                |             |                |          |
|              | Copper/Terne          | 5%   |                   |                | 2065               | **             | 10          | \$29,400       |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |          |
|              |                       | Location : At 7th Floor  |                   |                |                    |                |             |                |          |
|              |                       | Explanation : Copper Detailing Is At 7th Floor And Above       |                   |                |                    |                |             |                |          |
|              | Masonry: Granite      | 72%  | 0-2               | \$512,300      | LIFE               | **             | 5           | \$135,400      |          |
|              |                       | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |          |
|              |                       | Location : Decorative Elements - Interior Courtyard            |                   |                |                    |                |             |                |          |
|              |                       | Recent Repair Evident, Extent : Light, Area Affected : 85%     |                   |                |                    |                |             |                |          |
|              |                       | Location : All Exterior Facades                                |                   |                |                    |                |             |                |          |
|              |                       | Staining/Discoloring, Extent : Moderate, Area Affected : 15%   |                   |                |                    |                |             |                |          |
|              |                       | Location : Interior Courtyard                                  |                   |                |                    |                |             |                |          |
|              | Masonry: Granite      | 23%  |                   |                | LIFE               | **             | 5           | \$43,300       |          |
| Windows      |                       |  |                   |                |                    |                |             |                |          |
|              | Wood                  | 100%   | Now               | \$2,939,200    | 2055               | **             | 5           | \$332,300      |          |
|              |                       | Air Infiltration, Extent : Moderate, Area Affected : 100%      |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout.   |                   |                |                    |                |             |                |          |
|              |                       | Broken/Missing Elements, Extent : Light, Area Affected : 25%   |                   |                |                    |                |             |                |          |
|              |                       | Location : Various Locations                                   |                   |                |                    |                |             |                |          |
|              |                       | Deteriorated Finish, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout.   |                   |                |                    |                |             |                |          |
|              |                       | Thermally Inefficient, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout.   |                   |                |                    |                |             |                |          |
|              |                       | Caulking Deteriorated, Extent : Moderate, Area Affected : 100% |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout.   |                   |                |                    |                |             |                |          |
| Parapets     |                       |  |                   |                |                    |                |             |                |          |
|              | Masonry: Granite      | 40%  |                   |                | LIFE               | **             | 5           | \$7,600        |          |
|              | Metal Panel           | 60%  |                   |                | 2040               | **             | 5           | \$34,900       |          |
| Roof         |                       |  |                   |                |                    |                |             |                |          |
|              | Copper/Terne          | 5%   | Now               | \$2,300        | 2058               | **             |             |                |          |
|              |                       | Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%   |                   |                |                    |                |             |                |          |
|              |                       | Location : 6th Floor Cornice                                   |                   |                |                    |                |             |                |          |
|              |                       | Water Penetration, Extent : Moderate, Area Affected : 10%      |                   |                |                    |                |             |                |          |
|              |                       | Location : 5th Floor Courtrooms From 6th Floor Cornice         |                   |                |                    |                |             |                |          |
|              | Metal Panel           | 3%   | Now               | \$1,800        | 2043               | **             |             |                |          |
|              |                       | Water Penetration, Extent : Moderate, Area Affected : 25%      |                   |                |                    |                |             |                |          |
|              |                       | Location : 7th Floor Throughout                                |                   |                |                    |                |             |                |          |
|              |                       | Other Observation, Extent : Light, Area Affected : 100%        |                   |                |                    |                |             |                |          |
|              |                       | Location : 7th Floor Records Room                              |                   |                |                    |                |             |                |          |
|              |                       | Explanation : Dormer Windows                                   |                   |                |                    |                |             |                |          |
|              | Modified Bitumen      | 30%  | 2-4               | \$4,300        | 2025               | \$216,800      |             |                |          |
|              |                       | Blisters, Extent : Moderate, Area Affected : 10%               |                   |                |                    |                |             |                |          |
|              |                       | Location : Throughout  |                   |                |                    |                |             |                |          |
|              | 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**

| Architecture |                        | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|--------------|------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System       | Component Type         | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Exterior     |                        |  |                   |                |                    |                |             |                |          |
|              | Soffits                |  |                   |                |                    |                |             |                |          |
|              | Masonry: Granite       | 70%  |                   |                | LIFE               | * *            | 5           |                |          |
|              | Pre-Cast Concrete      | 30%  |                   |                | LIFE               | * *            | 5           |                |          |
| Interior     |                        |  |                   |                |                    |                |             |                |          |
|              | Floors                 |  |                   |                |                    |                |             |                |          |
|              | Carpet                 | 5%   | Now               | \$45,400       | 2026               | \$227,100      | 3           | \$22,700       |          |
|              |                        | Misaligned/Bulging, Extent : Moderate, Area Affected : 15% |                   |                |                    |                |             |                |          |
|              |                        | Location : Judges Chamber 510                              |                   |                |                    |                |             |                |          |
|              | 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      |          |
|              |                        | Horizontal Cracks, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|              |                        | Location : 2nd - 5th Floor Lobbies                         |                   |                |                    |                |             |                |          |
|              | Marble Panels          | 15%  | 2-4               | \$241,700      | LIFE               | * *            | 5           | \$34,000       |          |
|              |                        | Horizontal Cracks, Extent : Light, Area Affected : 100%    |                   |                |                    |                |             |                |          |
|              |                        | Location : Stair Treads, Various Locations                 |                   |                |                    |                |             |                |          |
|              |                        | Worn/Eroded, Extent : Moderate, Area Affected : 15%        |                   |                |                    |                |             |                |          |
|              |                        | Location : Stair Treads, Various Locations                 |                   |                |                    |                |             |                |          |
|              | Terrazzo               | 15%  | 2-4               | \$124,100      | LIFE               | * *            | 5           | \$35,500       |          |
|              |                        | Horizontal Cracks, Extent : Light, Area Affected : 5%      |                   |                |                    |                |             |                |          |
|              |                        | Location : 8th Floor Hallway.                              |                   |                |                    |                |             |                |          |
|              | 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 |                |          |
|-----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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               | **             |             |                |          |
|                       | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%           |                   |                |                    |                |             |                |          |
|                       | Location : Basement Wall Along Center Street                             |                   |                |                    |                |             |                |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |          |
|                       | Location : Basement Wall Along Center Street                             |                   |                |                    |                |             |                |          |
| Metal Panel           | 5%   |                   |                | LIFE               | **             |             |                |          |
|                       | Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%             |                   |                |                    |                |             |                |          |
|                       | Location : Radiator Covers Throughout                                    |                   |                |                    |                |             |                |          |
|                       | Other Observation, Extent : Moderate, Area Affected : 20%                |                   |                |                    |                |             |                |          |
|                       | Location : Radiator Covers Throughout                                    |                   |                |                    |                |             |                |          |
|                       | Explanation : Radiator Covers Are Un-supported And Not Installed         |                   |                |                    |                |             |                |          |
| Marble Panels         | 13%  | Now               | \$1,074,500    | LIFE               | **             |             |                |          |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 15%          |                   |                |                    |                |             |                |          |
|                       | Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.   |                   |                |                    |                |             |                |          |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 15%               |                   |                |                    |                |             |                |          |
|                       | Location : Decorative Treatments At Doors - 1st Floor And Basement Level |                   |                |                    |                |             |                |          |
| Plaster               | 17%  | Now               | \$99,600       | LIFE               | **             | 5           | \$37,500       |          |
|                       | Cracking/Crumbling, Extent : Moderate, Area Affected : 20%               |                   |                |                    |                |             |                |          |
|                       | Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive    |                   |                |                    |                |             |                |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 10%                |                   |                |                    |                |             |                |          |
|                       | Location : 7th Floor Storage And Toilets, 5th Floor Mezzanine Archive    |                   |                |                    |                |             |                |          |
| Plaster               | 52%  |                   |                | LIFE               | **             | 5           | \$114,600      |          |
| Ceilings              |  |                   |                |                    |                |             |                |          |
| AcousTile,Adhered     | 5%   | 4+                | \$5,700        | 2035               | **             | 5           | \$13,000       |          |
|                       | Broken/Missing Elements, Extent : Moderate, Area Affected : 2%           |                   |                |                    |                |             |                |          |
|                       | Location : 1st Floor Office  |                   |                |                    |                |             |                |          |
| AcousTileSusp.Lay-In  | 5%   |                   |                | 2043               | **             | 5           | \$25,900       |          |
| Mosaic Tile           | 5%   |                   |                | LIFE               | **             | 1           |                |          |
|                       | Other Observation, Extent : Light, Area Affected : 5%                    |                   |                |                    |                |             |                |          |
|                       | Location : 1st Floor Elevator Lobby                                      |                   |                |                    |                |             |                |          |
|                       | Explanation : Under Repair, Scaffolding In Place.                        |                   |                |                    |                |             |                |          |
| Plaster               | 20%  | Now               | \$35,800       | LIFE               | **             | 5           | \$64,800       |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 5%                 |                   |                |                    |                |             |                |          |
|                       | Location : 5th Floor Court Room Ceiling                                  |                   |                |                    |                |             |                |          |
| Plaster               | 55%  | Now               | \$220,000      | LIFE               | **             | 5           | \$178,200      |          |
|                       | Broken/Missing Elements, Extent : Severe, Area Affected : 20%            |                   |                |                    |                |             |                |          |
|                       | Location : Sub-basement Ceiling  |                   |                |                    |                |             |                |          |
|                       | Water Penetration, Extent : Moderate, Area Affected : 15%                |                   |                |                    |                |             |                |          |
|                       | Location : 7th Floor Storage And Toilets                                 |                   |                |                    |                |             |                |          |
| Under Construction    | 10%  |                   |                |                    |                |             |                |          |
| Site Enclosure        |  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

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

| Electrical        |                          | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|-------------------|--------------------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System            | Component Type           | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| 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           |                |          |
|                   |                          | Insulation Aged, Extent : Light, Area Affected : 90%  |                   |                    |         |                |             |                |          |
|                   |                          | Location : Throughout   |                   |                    |         |                |             |                |          |
|                   | Thermoplastic            | 20%   |                   |                    | 2050    | * *            | 1           |                |          |
| Motor Controllers |                          |   |                   |                    |         |                |             |                |          |
|                   | Locally Mounted          | 30%   | 4+                | \$13,200           | 2028    | \$263,900      | 5           | \$200          |          |
|                   |                          | Cracked Case, Extent : Moderate, Area Affected : 20%  |                   |                    |         |                |             |                |          |
|                   |                          | Location : Roof   |                   |                    |         |                |             |                |          |
|                   | Motor Control Center     | 65%   |                   |                    | 2028    | \$541,600      | 5           | \$3,600        |          |
|                   | Variable Frequency Drive | 5%  |                   |                    | 2047    | * *            |             |                |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%                                     |                   |                    |         |                |             |                |          |
|                   |                          | Location : Custodian Engineer Office  |                   |                    |         |                |             |                |          |
|                   |                          | Explanation : All Controllers Monitored By Building Management System                       |                   |                    |         |                |             |                |          |
| Ground            |                          |   |                   |                    |         |                |             |                |          |
|                   | Grounding Devices        |   |                   |                    |         |                |             |                |          |
|                   | Generic                  | 100%  |                   |                    | LIFE    | * *            | 5           | \$3,000        |          |
| Lighting          |                          |   |                   |                    |         |                |             |                |          |
|                   | Interior Lighting        |   |                   |                    |         |                |             |                |          |
|                   | Fluorescent              | 53%   |                   |                    | 2025    | \$2,071,600    | 10          | \$98,300       |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 90%                                      |                   |                    |         |                |             |                |          |
|                   |                          | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                   |                          | Explanation : Lamp T-12   |                   |                    |         |                |             |                |          |
|                   | Fluorescent              | 8%  |                   |                    | 2038    | * *            | 10          | \$14,800       |          |
|                   |                          | T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%                             |                   |                    |         |                |             |                |          |
|                   |                          | Location : Throughout The Building  |                   |                    |         |                |             |                |          |
|                   | Fluorescent              | 7%  |                   |                    | 2030    | \$273,600      | 10          | \$13,000       |          |
|                   |                          | Compact Fluorescent Light, Extent : Light, Area Affected : 100%                             |                   |                    |         |                |             |                |          |
|                   |                          | Location : Throughout Books Storage Area And Corridors.                                     |                   |                    |         |                |             |                |          |
|                   | Incandescent             | 30%   |                   |                    | 2035    | * *            | 2           | \$1,300        |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 90%                                      |                   |                    |         |                |             |                |          |
|                   |                          | Location : Court Rooms, Corridors And Lobby   |                   |                    |         |                |             |                |          |
|                   |                          | Explanation : There Are Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors. |                   |                    |         |                |             |                |          |
|                   | LED                      | 2%  |                   |                    | 2035    | * *            |             |                |          |
|                   |                          | Other Observation, Extent : Light, Area Affected : 100%                                     |                   |                    |         |                |             |                |          |
|                   |                          | Location : Room 105   |                   |                    |         |                |             |                |          |
|                   |                          | Explanation : LED Observed  |                   |                    |         |                |             |                |          |
| 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**

| Electrical   |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|--------------|--------------------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System       | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Lighting     |                                |  |                   |                    |         |                |             |                |          |
|              | Exterior Lighting              |  |                   |                    |         |                |             |                |          |
|              | Incandescent                   | 20%  |                   |                    | 2025    | \$152,400      | 2           | \$100          |          |
|              |                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|              |                                | Location : Main Entrance   |                   |                    |         |                |             |                |          |
|              |                                | Explanation : 8 (Pole Mounting Type)   |                   |                    |         |                |             |                |          |
|              | No Component                   | 80%  |                   |                    |         |                |             |                |          |
| Alarm        |                                |  |                   |                    |         |                |             |                |          |
|              | Security System                |  |                   |                    |         |                |             |                |          |
|              | No Component                   | 70%  |                   |                    |         |                |             |                |          |
|              | Generic                        | 30%  |                   |                    | 2030    | \$215,800      | 1           | \$22,700       |          |
|              | Fire/Smoke Detection           |  |                   |                    |         |                |             |                |          |
|              | No Component                   | 50%  |                   |                    |         |                |             |                |          |
|              | Generic, Digital               | 50%  |                   |                    | 2030    | \$1,231,300    | 1-3         | \$62,300       |          |
| Mechanical   |                                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
| System       | Component Type                 | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating      |                                |  |                   |                    |         |                |             |                |          |
|              | Energy Source                  |  |                   |                    |         |                |             |                |          |
|              | Utility Steam                  | 80%  |                   |                    | 2040    | * *            | 1           |                |          |
|              | HTHW/HW                        | 20%  |                   |                    | 2040    | * *            | 1           |                |          |
|              |                                | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|              |                                | Location : Basement, 2nd Floor And 5th Floor   |                   |                    |         |                |             |                |          |
|              |                                | Explanation : Hot Water Supplied From Nearby Building On Centre Street   |                   |                    |         |                |             |                |          |
|              | Conversion Equipment           |  |                   |                    |         |                |             |                |          |
|              | Pres. Reducing Valve/LP Steam  | 80%  |                   |                    | 2033    | * *            | 5           | \$9,600        |          |
|              | No Component                   | 10%  |                   |                    |         |                |             |                |          |
|              |                                | Other Observation, Extent : Light, Area Affected : 0%  |                   |                    |         |                |             |                |          |
|              |                                | Location : Sub-basement  |                   |                    |         |                |             |                |          |
|              |                                | Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil. |                   |                    |         |                |             |                |          |
|              | No Component                   | 10%  |                   |                    |         |                |             |                |          |
|              |                                | Other Observation, Extent : Light, Area Affected : 0%  |                   |                    |         |                |             |                |          |
|              |                                | Location : Basement, 2nd Floor And 5th Floor   |                   |                    |         |                |             |                |          |
|              |                                | Explanation : Hot Water From Centre Street Feeding Fan Coils. No Conversion Equipment                                    |                   |                    |         |                |             |                |          |
| Distribution |                                |  |                   |                    |         |                |             |                |          |
|              | Hot Wtr Piping/Pump            | 20%  |                   |                    | 2038    | * *            | 4           | \$3,000        |          |
|              | Central Plant Steam Piping/Pmp | 80%  |                   |                    | 2040    | * *            | 4           | \$8,000        |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| Mechanical                  |  | Current Repair    |                | Future Replacement |                | Maintenance |                |          |
|-----------------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating                     |  |                   |                |                    |                |             |                |          |
| Terminal Devices            |  |                   |                |                    |                |             |                |          |
| Air Handler                 | 5%   |                   |                | 2035               | * *            | 1           | \$6,300        |          |
| Air Handler                 | 10%  |                   |                | 2025               | \$281,800      | 1           | \$12,500       |          |
|                             | On Extended Life, Extent : Moderate, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                             | Location : Sub-basement  |                   |                |                    |                |             |                |          |
| Convactor/Radiator          | 80%  |                   |                | 2035               | * *            | 1           | \$52,300       |          |
| Fan Coil Unit/Heat          | 5%   |                   |                | 2035               | * *            | 1           | \$3,300        |          |
| Air Conditioning            |  |                   |                |                    |                |             |                |          |
| Energy Source               |  |                   |                |                    |                |             |                |          |
| District Chilled Water      | 20%  |                   |                | 2040               | * *            | 1           |                |          |
|                             | Other Observation, Extent : Light, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|                             | Location : From Centre Street Building   |                   |                |                    |                |             |                |          |
|                             | Explanation : Serves 2nd Floor Air Handling Unit Only And Chillers Cooling Towers Abandoned In Place |                   |                |                    |                |             |                |          |
| Electricity                 | 80%  |                   |                | 2046               | * *            | 1           |                |          |
| Conversion Equipment        |  |                   |                |                    |                |             |                |          |
| Reciprocating Compr/Chiller | 60%  |                   |                | 2025               | \$1,134,100    | 1           | \$56,300       |          |
|                             | Not in Service, Extent : Light, Area Affected : 5%   |                   |                |                    |                |             |                |          |
|                             | Location : Sub-basement, Chilled Water Is Presently Being Provided From One Centre Street            |                   |                |                    |                |             |                |          |
|                             | On Extended Life, Extent : Moderate, Area Affected : 20%   |                   |                |                    |                |             |                |          |
|                             | Location : Sub-basement  |                   |                |                    |                |             |                |          |
|                             | R-22 Refrigerant, Extent : Light, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|                             | Location : Sub-basement  |                   |                |                    |                |             |                |          |
| Exterior Pkg Unit - Cooling | 2%   |                   |                | 2030               | \$36,100       | 2           | \$300          |          |
|                             | Other Observation, Extent : Light, Area Affected : 2%  |                   |                |                    |                |             |                |          |
|                             | Location : Roof  |                   |                |                    |                |             |                |          |
|                             | Explanation : Unit Feeding Partial 8th Floor   |                   |                |                    |                |             |                |          |
| Window/Wall Unit            | 20%  |                   |                | 2023               | \$92,800       | 1           |                |          |
|                             | On Extended Life, Extent : Moderate, Area Affected : 70%   |                   |                |                    |                |             |                |          |
|                             | Location : Throughout  |                   |                |                    |                |             |                |          |
|                             | Other Observation, Extent : Light, Area Affected : 70%   |                   |                |                    |                |             |                |          |
|                             | Location : Throughout  |                   |                |                    |                |             |                |          |
|                             | Explanation : Equipment Serviced By Others   |                   |                |                    |                |             |                |          |
| No Component                | 18%  |                   |                |                    |                |             |                |          |
| Distribution                |  |                   |                |                    |                |             |                |          |
| CW & CHW Wtr Pipe/Pump      | 30%  |                   |                | 2050               | * *            | 4           | \$4,500        |          |
|                             | Other Observation, Extent : Light, Area Affected : 10%   |                   |                |                    |                |             |                |          |
|                             | Location : Sub-basement To Roof  |                   |                |                    |                |             |                |          |
|                             | Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps          |                   |                |                    |                |             |                |          |
| No Component                | 70%  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

| Mechanical  |                     | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---|---------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System  | Component Type      | % of Total     | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Air Conditioning  |                     |                |                   |                |                    |                |             |                |          |
| Heat Rejection  |                     |                |                   |                |                    |                |             |                |          |
|   | Water Cooling Tower | 12%            |                   |                | 2028               | \$83,200       | 2           | \$24,400       |          |
| Other Observation, Extent : Moderate, Area Affected : 20%   |                     |                |                   |                |                    |                |             |                |          |
| Location : Roof   |                     |                |                   |                |                    |                |             |                |          |
| Explanation : The Cooling Tower Is Presently Not In Service |                     |                |                   |                |                    |                |             |                |          |
|   | Water Cooling Tower | 8%             |                   |                | 2031               | \$55,400       | 2           | \$16,300       |          |
| Other Observation, Extent : Light, Area Affected : 20%      |                     |                |                   |                |                    |                |             |                |          |
| Location : Roof   |                     |                |                   |                |                    |                |             |                |          |
| Explanation : Cooling Tower Is Not In Service               |                     |                |                   |                |                    |                |             |                |          |
|   | No Component        | 80%            |                   |                |                    |                |             |                |          |
| Ventilation   |                     |                |                   |                |                    |                |             |                |          |
| Distribution  |                     |                |                   |                |                    |                |             |                |          |
|   | Ductwork/Diffusers  | 100%           |                   |                | LIFE               | * *            | 2-5         | \$112,800      |          |
| Exhaust Fans  |                     |                |                   |                |                    |                |             |                |          |
|   | Roof                | 10%            | 0-2               | \$37,000       | 2040               | * *            | 2           | \$500          |          |
| On Extended Life, Extent : Severe, Area Affected : 20%      |                     |                |                   |                |                    |                |             |                |          |
| Location : Roof   |                     |                |                   |                |                    |                |             |                |          |
|   | No Component        | 90%            |                   |                |                    |                |             |                |          |
| Plumbing  |                     |                |                   |                |                    |                |             |                |          |
| H/C Water Piping  |                     |                |                   |                |                    |                |             |                |          |
|   | Brass/Copper        | 100%           |                   |                | 2040               | * *            | 1           |                |          |
| No Water Meter, Extent : Light, Area Affected : 100%        |                     |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement                                     |                     |                |                   |                |                    |                |             |                |          |
| HW Heat Exchanger   |                     |                |                   |                |                    |                |             |                |          |
|   | Steam Fired         | 100%           |                   |                | 2040               | * *            | 4           | \$20,000       |          |
| Sanitary Piping   |                     |                |                   |                |                    |                |             |                |          |
|   | Cast Iron           | 5%             |                   |                | LIFE               | * *            | 1           |                |          |
|   | Cast Iron           | 95%            |                   |                | LIFE               | * *            | 1           |                |          |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |                     |                |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |                     |                |                   |                |                    |                |             |                |          |
| Storm Drain Piping  |                     |                |                   |                |                    |                |             |                |          |
|   | Cast Iron           | 95%            |                   |                | LIFE               | * *            | 1           |                |          |
| On Extended Life, Extent : Moderate, Area Affected : 100%   |                     |                |                   |                |                    |                |             |                |          |
| Location : Throughout                                       |                     |                |                   |                |                    |                |             |                |          |
|   | Cast Iron           | 5%             | Now               | \$23,200       | LIFE               | * *            | 1           |                |          |
| Damaged, Extent : Severe, Area Affected : 5%                |                     |                |                   |                |                    |                |             |                |          |
| Location : Sixth Floor, Probable Defective Roof Drains      |                     |                |                   |                |                    |                |             |                |          |
| Sump Pump(s)  |                     |                |                   |                |                    |                |             |                |          |
|   | Submersible         | 100%           |                   |                | 2022               | \$7,500        | 4           | \$6,400        |          |
| Sewage Ejector(s)   |                     |                |                   |                |                    |                |             |                |          |
|   | Electric            | 100%           |                   |                | 2030               | \$64,100       | 4           | \$12,100       |          |
| Other Observation, Extent : Light, Area Affected : 100%     |                     |                |                   |                |                    |                |             |                |          |
| Location : Sub-basement                                     |                     |                |                   |                |                    |                |             |                |          |
| Explanation : Duplex  |                     |                |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

| Mechanical         |                 | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |           |
|--------------------|-----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|-----------|
| System             | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority  |
| Plumbing           |                 |  |                   |                    |         |                |             |                |           |
|                    | Fixtures        |  |                   |                    |         |                |             |                |           |
|                    | Generic         | 100%   |                   |                    |         |                |             |                |           |
|                    |                 | Obsolete Fixtures, Extent : Severe, Area Affected : 100% |                   |                    |         |                |             |                |           |
|                    |                 | Location : Throughout                                    |                   |                    |         |                |             |                |           |
| Vertical Transport |                 |  |                   |                    |         |                |             |                |           |
|                    | Elevators       |  |                   |                    |         |                |             |                |           |
|                    | Geared Traction | 90%  |                   |                    | LIFE    |                | * *         |                |           |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |           |
|                    |                 | Location : 1st To 8th Floor                              |                   |                    |         |                |             |                |           |
|                    |                 | Explanation : 4 Units                                    |                   |                    |         |                |             |                |           |
|                    | Hydraulic       | 10%  |                   |                    | LIFE    |                | * *         |                |           |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |           |
|                    |                 | Location : Sub-basement To 1st Floor                     |                   |                    |         |                |             |                |           |
|                    |                 | Explanation : 1 Unit                                     |                   |                    |         |                |             |                |           |
| 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  |
|                    |                 | Other Observation, Extent : Light, Area Affected : 100%  |                   |                    |         |                |             |                |           |
|                    |                 | Location : Sub-basement                                  |                   |                    |         |                |             |                |           |
|                    |                 | Explanation : Workshop                                   |                   |                    |         |                |             |                |           |

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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> |



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**  
**Asset # : 2053**

| 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       |                        |  |                   |                |                    |                |             |                |          |
| Exterior Walls |                        |  |                   |                |                    |                |             |                |          |
|                | Masonry: Brick         | 2%   | Now               | \$56,300       | LIFE               | **             | 5           | \$3,200        |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%<br>Location : Rear Wall To Basement                      |                   |                |                    |                |             |                |          |
|                | Masonry: Limestone     | 85%  | 2-4               | \$962,100      | LIFE               | **             | 5           | \$101,200      |          |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 10%<br>Location : Throughout   |                   |                |                    |                |             |                |          |
|                | Metal, Corrugated      | 2%   |                   |                | 2049               | **             | 1           |                |          |
|                | Metal Panel            | 1%   |                   |                | 2049               | **             | 5-10        | \$10,900       |          |
|                | Granite Panels         | 10%  | 2-4               | \$495,000      | LIFE               | **             | 5           | \$11,900       |          |
|                |                        | Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%<br>Location : North Facade And Cheek Walls Of Main Stairs |                   |                |                    |                |             |                |          |
| Windows        |                        |  |                   |                |                    |                |             |                |          |
|                | Steel                  | 20%  |                   |                | 2037               | **             | 5           | \$94,400       |          |
|                | Wood                   | 80%  |                   |                | 2037               | **             | 5           | \$302,100      |          |
| Parapets       |                        |  |                   |                |                    |                |             |                |          |
|                | Masonry: Marble        | 95%  |                   |                | LIFE               | **             | 5           | \$27,400       |          |
|                |                        | Recent Replace Evident, Extent : Light, Area Affected : 10%<br>Location : Throughout                                     |                   |                |                    |                |             |                |          |
|                | Metal Rail             | 5%   |                   |                | 2042               | **             | 5-10        | \$20,700       |          |
| Roof           |                        |  |                   |                |                    |                |             |                |          |
|                | Cast in Place Concrete | 5%   | Now               | \$13,000       | LIFE               | **             |             |                |          |
|                |                        | Water Penetration, Extent : Severe, Area Affected : 100%<br>Location : Sidewalk Over Steam Room In Basement              |                   |                |                    |                |             |                |          |
|                | Metal, Corrugated      | 75%  |                   |                | 2042               | **             | 1           |                |          |
|                | Metal Panel            | 5%   |                   |                | 2042               | **             | 10          | \$9,800        |          |
|                | Skylight, Metal/Glass  | 15%  | Now               | \$160,700      | 2049               | **             |             |                |          |
|                |                        | Water Penetration, Extent : Light, Area Affected : 10%<br>Location : Over Rotunda  |                   |                |                    |                |             |                |          |
| 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       |          |
|                |                        | Cracking/Crumbling, Extent : Light, Area Affected : 20%<br>Location : 5th Floor Mechanical Room And Basement             |                   |                |                    |                |             |                |          |
|                | 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 |                |          |
|--|-----------------------|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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               | **             |             |                |          |
| Efflorescence, Extent : Light, Area Affected : 50%             |                       |                |                   |                |                    |                |             |                |          |
| Location : 5th Floor Mechanical Room                           |                       |                |                   |                |                    |                |             |                |          |
| Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% |                       |                |                   |                |                    |                |             |                |          |
| Location : 5th Floor Mechanical Room                           |                       |                |                   |                |                    |                |             |                |          |
|  | 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        |          |
| Water Penetration, Extent : Moderate, Area Affected : 10%      |                       |                |                   |                |                    |                |             |                |          |
| Location : Below Steps At Main Entrance                        |                       |                |                   |                |                    |                |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 20%      |                       |                |                   |                |                    |                |             |                |          |
| Location : Below Steps At Main Entrance                        |                       |                |                   |                |                    |                |             |                |          |
| Explanation : Corroded Steel Angle                             |                       |                |                   |                |                    |                |             |                |          |
|  | Exposed Struc: Steel  | 2%             | Now               | \$22,300       | LIFE               | **             |             |                |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 10%      |                       |                |                   |                |                    |                |             |                |          |
| Location : Steam Room And Outside Trash Elevator               |                       |                |                   |                |                    |                |             |                |          |
|  | 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               | **             |             |                |          |
| Water Penetration, Extent : Moderate, Area Affected : 15%      |                       |                |                   |                |                    |                |             |                |          |
| Location : Steam Room And Adjacent To Trash Elevator           |                       |                |                   |                |                    |                |             |                |          |
|  | Metal Panel           | 2%             | Now               | \$66,200       | LIFE               | **             | 5           | \$5,600        |          |
| Corrosion/Rusting, Extent : Moderate, Area Affected : 100%     |                       |                |                   |                |                    |                |             |                |          |
| Location : Beneath Main Stairs                                 |                       |                |                   |                |                    |                |             |                |          |
|  | 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               | **             |             |                |          |
| Other Observation, Extent : Moderate, Area Affected : 50%      |                       |                |                   |                |                    |                |             |                |          |
| Location : Sidewalk Along Chambers Street                      |                       |                |                   |                |                    |                |             |                |          |
| Explanation : Loose Stone Panels                               |                       |                |                   |                |                    |                |             |                |          |

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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 |          |

## 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 |          |

## 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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\*\* 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**

| Electrical     |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------|----------------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System         | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Stand-by Power |                      |  |                   |                |                    |                |             |                |          |
|                | Fuel Storage         |  |                   |                |                    |                |             |                |          |
|                | Day Tank             | 50%  |                   |                | 2045               | * *            | 5           | \$14,500       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                |                   |                |                    |                |             |                |          |
|                |                      | Location : Generator Room  |                   |                |                    |                |             |                |          |
|                |                      | Explanation : Two 100 Gallon Capacity  |                   |                |                    |                |             |                |          |
|                | Main Tank            | 50%  |                   |                | 2057               | * *            | 5           | \$2,300        |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                |                   |                |                    |                |             |                |          |
|                |                      | Location : Basement  |                   |                |                    |                |             |                |          |
|                |                      | Explanation : 10,000 Gallon Capacity   |                   |                |                    |                |             |                |          |
| Lighting       |                      |  |                   |                |                    |                |             |                |          |
|                | Interior Lighting    |  |                   |                |                    |                |             |                |          |
|                | Fluorescent          | 80%  |                   |                | 2034               | * *            | 10          | \$115,000      |          |
|                |                      | T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%                           |                   |                |                    |                |             |                |          |
|                |                      | Location : Offices And Basement  |                   |                |                    |                |             |                |          |
|                | Fluorescent          | 20%  |                   |                | 2034               | * *            | 10          | \$28,700       |          |
|                |                      | Compact Fluorescent Light, Extent : Light, Area Affected : 100%                        |                   |                |                    |                |             |                |          |
|                |                      | Location : Lobby, Staircases And Receiving Room  |                   |                |                    |                |             |                |          |
|                | Egress Lighting      |  |                   |                |                    |                |             |                |          |
|                | Emergency, Service   | 50%  |                   |                | 2034               | * *            | 1           |                |          |
|                | Exit, LED            | 50%  |                   |                | 2057               | * *            | 1           |                |          |
| Alarm          |                      |  |                   |                |                    |                |             |                |          |
|                | Security System      |  |                   |                |                    |                |             |                |          |
|                | No Component         | 70%  |                   |                |                    |                |             |                |          |
|                | Generic              | 30%  |                   |                | 2034               | * *            | 1           | \$17,600       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                |                   |                |                    |                |             |                |          |
|                |                      | Location : Hallways  |                   |                |                    |                |             |                |          |
|                |                      | Explanation : Surveillance Cameras   |                   |                |                    |                |             |                |          |
|                | Fire/Smoke Detection |  |                   |                |                    |                |             |                |          |
|                | No Component         | 70%  |                   |                |                    |                |             |                |          |
|                | Generic, Digital     | 30%  |                   |                | 2034               | * *            | 1-3         | \$29,800       |          |
|                |                      | Other Observation, Extent : Light, Area Affected : 100%                                |                   |                |                    |                |             |                |          |
|                |                      | Location : Throughout The Building   |                   |                |                    |                |             |                |          |
|                |                      | Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells |                   |                |                    |                |             |                |          |
| Mechanical     |                      | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
| System         | Component Type       | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating        |                      |  |                   |                |                    |                |             |                |          |

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**  
**Asset # : 2053**

| Mechanical           |                               | Current Repair  |                   |                | Future Replacement |                | Maintenance |                |          |
|----------------------|-------------------------------|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System               | Component Type                | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Heating              |                               |   |                   |                |                    |                |             |                |          |
|                      | Energy Source                 |   |                   |                |                    |                |             |                |          |
|                      | Utility Steam                 | 30%   |                   |                | 2039               | **             | 1           |                |          |
|                      |                               | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |          |
|                      |                               | Location : Throughout   |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : Steam From Con Edison   |                   |                |                    |                |             |                |          |
|                      | HTHW/HW                       | 70%   |                   |                | 2049               | **             | 1           |                |          |
|                      |                               | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement   |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : From One Centre Street Municipal Building                     |                   |                |                    |                |             |                |          |
| Conversion Equipment |                               |   |                   |                |                    |                |             |                |          |
|                      | Pres. Reducing Valve/LP Steam | 100%  |                   |                | 2038               | **             | 5           | \$9,300        |          |
|                      |                               | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement Steam Room  |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : 2 Heat Exchangers   |                   |                |                    |                |             |                |          |
| Distribution         |                               |   |                   |                |                    |                |             |                |          |
|                      | Hot Wtr Piping/Pump           | 100%  | Now               | \$5,400        | 2051               | **             | 4           | \$7,700        |          |
|                      |                               | Other Observation, Extent : Severe, Area Affected : 100%                    |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement   |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : Controls Malfunctioning                                       |                   |                |                    |                |             |                |          |
| Terminal Devices     |                               |   |                   |                |                    |                |             |                |          |
|                      | Air Handler                   | 60%   |                   |                | 2029               | \$1,456,000    | 1           | \$58,100       |          |
|                      | Fan Coil Unit/Heat            | 40%   |                   |                | 2029               | \$1,033,800    | 1           | \$20,200       |          |
| Air Conditioning     |                               |   |                   |                |                    |                |             |                |          |
|                      | Energy Source                 |   |                   |                |                    |                |             |                |          |
|                      | District Chilled Water        | 100%  |                   |                | 2049               | **             | 1           |                |          |
|                      |                               | Other Observation, Extent : Light, Area Affected : 100%                     |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement   |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : From Adjacent One Centre Street - Municipal Building          |                   |                |                    |                |             |                |          |
| 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       |          |
| Ventilation          |                               |   |                   |                |                    |                |             |                |          |
|                      | Distribution                  |   |                   |                |                    |                |             |                |          |
|                      | Ductwork/Diffusers            | 100%  | Now               | \$79,500       | LIFE               | **             | 2-5         | \$87,400       |          |
|                      |                               | Damaged, Extent : Severe, Area Affected : 5%                                |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement Steam Room  |                   |                |                    |                |             |                |          |
|                      |                               | Other Observation, Extent : Severe, Area Affected : 5%                      |                   |                |                    |                |             |                |          |
|                      |                               | Location : Basement   |                   |                |                    |                |             |                |          |
|                      |                               | Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room |                   |                |                    |                |             |                |          |

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

Estimates are rounded to the nearest hundred dollars.

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

\*\* 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**

| Mechanical         |                    | Current Repair |                   |  | Future Replacement |                | Maintenance |                |          |
|--------------------|--------------------|----------------|-------------------|--|--------------------|----------------|-------------|----------------|----------|
| System             | Component Type     | % of Total     | Fail Date (Years) | Estimated Cost   | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Ventilation        |                    |                |                   |  |                    |                |             |                |          |
|                    | Exhaust Fans       |                |                   |  |                    |                |             |                |          |
|                    | Interior           | 100%           |                   |  | 2034               | **             | 2           | \$4,800        |          |
| Plumbing           |                    |                |                   |  |                    |                |             |                |          |
|                    | H/C Water Piping   |                |                   |  |                    |                |             |                |          |
|                    | Brass/Copper       | 100%           |                   |  | 2049               | **             | 1           |                |          |
|                    | Water Heater       |                |                   |  |                    |                |             |                |          |
|                    | Gas Fired          | 100%           |                   |  | 2027               | \$105,200      | 2           | \$2,300        |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%  |                    |                |             |                |          |
|                    |                    |                |                   | Location : Basement  |                    |                |             |                |          |
|                    |                    |                |                   | Explanation : Two Units Temporary  |                    |                |             |                |          |
|                    | HW Heat Exchanger  |                |                   |  |                    |                |             |                |          |
|                    | Steam Fired        | 100%           | Now               | \$274,800  | 2059               | **             | 4           | \$15,500       |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 100%  |                    |                |             |                |          |
|                    |                    |                |                   | Location : Basement  |                    |                |             |                |          |
|                    |                    |                |                   | Explanation : Replacement Project Planned  |                    |                |             |                |          |
|                    | 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        |          |
|                    | Fixtures           |                |                   |  |                    |                |             |                |          |
|                    | Generic            | 100%           |                   |  |                    |                |             |                |          |
| Vertical Transport |                    |                |                   |  |                    |                |             |                |          |
|                    | Elevators          |                |                   |  |                    |                |             |                |          |
|                    | Geared Traction    | 90%            |                   |  | LIFE               | **             |             |                |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 90%   |                    |                |             |                |          |
|                    |                    |                |                   | Location : Three Units From Basement To Attic, One Unit From 1st To 4th Floor, One Unit From Basement To 4th Floor |                    |                |             |                |          |
|                    |                    |                |                   | Explanation : Four Units   |                    |                |             |                |          |
|                    | Hydraulic          | 10%            |                   |  | LIFE               | **             |             |                |          |
|                    |                    |                |                   | Other Observation, Extent : Severe, Area Affected : 10%  |                    |                |             |                |          |
|                    |                    |                |                   | Location : Basement To Ground Floor  |                    |                |             |                |          |
|                    |                    |                |                   | Explanation : One Freight Unit. Oil Leaking From The Pump Room In Basement   |                    |                |             |                |          |
| Fire Suppression   |                    |                |                   |  |                    |                |             |                |          |
|                    | Standpipe          |                |                   |  |                    |                |             |                |          |
|                    | Generic            | 100%           |                   |  | 2049               | **             | 1-5         | \$81,900       |          |
|                    | Sprinkler          |                |                   |  |                    |                |             |                |          |
|                    | No Component       | 40%            |                   |  |                    |                |             |                |          |
|                    | Generic            | 60%            |                   |  | 2049               | **             | 1-2         | \$26,300       |          |
|                    |                    |                |                   | Other Observation, Extent : Light, Area Affected : 60%   |                    |                |             |                |          |
|                    |                    |                |                   | Location : Basement First Fourth Attic   |                    |                |             |                |          |
|                    |                    |                |                   | Explanation : No Sprinkler For Second And Third Floors   |                    |                |             |                |          |
|                    | Fire Pump          |                |                   |  |                    |                |             |                |          |
|                    | Generic            | 100%           |                   |  | 2038               | **             | 1           | \$29,300       |          |

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

Estimates are rounded to the nearest hundred dollars.

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

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



**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TWEED COURT BUILDING TWEED ACADEMY (DOE)**  
**Asset # : 2053**

Print Date : 09-Sep-2020

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

**Asset Name** : PIER AT 44TH DRIVE  
**Address** : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : DCAS004.000 / 14020 **Yr Built/Renovated** :  
**Area Sq Ft** : 6,640 **Project Type** : REAL PROPERTY  
**Date of Survey** : 04-Aug-2017 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

| CAPITAL           | FY 2022 - 2025 | FY 2026 - 2031   |
|-------------------|----------------|------------------|
| Piers             |                | \$331,900        |
| <b>Total</b>      |                | <b>\$331,900</b> |
| Importance Code B |                | \$331,900        |
| <b>Total</b>      |                | <b>\$331,900</b> |

| EXPENSE           | FY 2022 | FY 2023 | FY 2024 | FY 2025 |
|-------------------|---------|---------|---------|---------|
| Piers             |         |         |         |         |
| <b>Total</b>      |         |         |         |         |
| Importance Code A |         |         |         |         |
| <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**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

| Piers            |                   | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------------|-------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System           | Component Type    | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural Deck  | Concrete          | 50%  |                   |                    | LIFE    | * *            | 5           | \$6,200        |          |
|                  |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                   | Location : New Pier  |                   |                    |         |                |             |                |          |
|                  | Not Accessible    | 50%  |                   |                    |         |                |             |                |          |
|                  | Pile Caps         |  |                   |                    |         |                |             |                |          |
|                  | Concrete          | 100%   |                   |                    | LIFE    | * *            | 5           | \$400          |          |
|                  |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                   | Location : New Pier  |                   |                    |         |                |             |                |          |
|                  | Piles and Bracing |  |                   |                    |         |                |             |                |          |
|                  | Timber            | 15%  |                   |                    | LIFE    | * *            | 4-5         | \$4,500        |          |
|                  | Not Accessible    | 85%  |                   |                    |         |                |             |                |          |
| Deck Elements    |                   |  |                   |                    |         |                |             |                |          |
| Railing          | Steel             | 100%   |                   |                    | 2027    | \$331,900      |             |                |          |
|                  |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                   | Location : New Pier  |                   |                    |         |                |             |                |          |
| Electrical       |                   |  |                   |                    |         |                |             |                |          |
| Lighting Fixture | Incandescent      | 100%   |                   |                    | 2023    |                |             |                |          |
|                  |                   | Recent Replace Evident, Extent : Light, Area Affected : 100% |                   |                    |         |                |             |                |          |
|                  |                   | Location : New Pier  |                   |                    |         |                |             |                |          |

Note : 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** :

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031   |
|-------------------|------------------|------------------|
| 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> |

| EXPENSE           | FY 2022        | FY 2023 | FY 2024 | FY 2025        |
|-------------------|----------------|---------|---------|----------------|
| 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    |             |                |          |
|---------------|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System        | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural    |                       |  |                   |                    |         |                |             |                |          |
|               | Coping/Curb Concrete  | 100%   |                   |                    | LIFE    | **             | 5-10        | \$2,600        |          |
|               |                       | Cracking, Extent : Light, Area Affected : 5%   |                   |                    |         |                |             |                |          |
|               |                       | Location : Intermittent Shrinkage Cracks In Coping   |                   |                    |         |                |             |                |          |
|               | Gravity Wall Concrete | 30%  |                   |                    | LIFE    | **             | 5-10        | \$3,300        |          |
|               |                       | Discolor & Bleeding, Extent : Light, Area Affected : 10%   |                   |                    |         |                |             |                |          |
|               |                       | Location : Below Joint Between Coping And Gravity Wall   |                   |                    |         |                |             |                |          |
|               |                       | Erosion, Extent : Light, Area Affected : 10%   |                   |                    |         |                |             |                |          |
|               |                       | Location : Tidal Zone  |                   |                    |         |                |             |                |          |
|               | Concrete              | 5%   | 4+                | \$120,300          | LIFE    | **             | 5           | \$300          |          |
|               |                       | Erosion, Extent : Severe, Area Affected : 2%   |                   |                    |         |                |             |                |          |
|               |                       | Location : Band Of Erosion With Exposed Reinforcement Approximately 25 Feet Long, 1,300 Feet From West End   |                   |                    |         |                |             |                |          |
|               |                       | Spalling, Extent : Moderate, Area Affected : 10%   |                   |                    |         |                |             |                |          |
|               |                       | Location : Along Mean Low Water Elevation And At Construction Joints, Primarily 700 - 910 Feet From West End |                   |                    |         |                |             |                |          |
|               | 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.  
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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** : 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.  
 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**  
**DCAS MAINTENANCE SHOP REVETMENT SOUTH OF WILLIAMSBURG BRIDGE**  
**Asset # : 14652**

| Bulkheads  |                | Current Repair |                   | Future Replacement |         | Maintenance    |             |                |          |
|--|----------------|----------------|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System   | Component Type | % of Total     | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural   |                |                |                   |                    |         |                |             |                |          |
|  | Revetment      |                |                   |                    |         |                |             |                |          |
|  | Stone          | 100%           | Now               | \$398,600          | LIFE    | **             | 5           | \$3,000        | 1        |
| Missing Part, Extent : Severe, Area Affected : 100%                                      |                |                |                   |                    |         |                |             |                |          |
| Location : Top Of Revetment Is Generally Below Mean High Water                           |                |                |                   |                    |         |                |             |                |          |
| Other Observation, Extent : Severe, Area Affected : 20%                                  |                |                |                   |                    |         |                |             |                |          |
| Location : From 150 To 250 Feet From South End The Revetment Consists Of Small Crib      |                |                |                   |                    |         |                |             |                |          |
| Stone From A Collapsed Pier  |                |                |                   |                    |         |                |             |                |          |
| Explanation : Inadequate Stone   |                |                |                   |                    |         |                |             |                |          |
| Backfill   |                |                |                   |                    |         |                |             |                |          |
|  | Fill           |                |                   |                    |         |                |             |                |          |
|  | Topsoil        | 80%            | Now               | \$93,300           | 2071    | **             |             |                |          |
| Erosion, Extent : Severe, Area Affected : 50%  |                |                |                   |                    |         |                |             |                |          |
| Location : Southern 150 Feet And Northern 250 Feet                                       |                |                |                   |                    |         |                |             |                |          |
|  | Not Accessible | 20%            |                   |                    |         |                |             |                |          |
| Surface  |                |                |                   |                    |         |                |             |                |          |
|  | Asphalt        | 20%            |                   |                    | 2034    | **             | 5           | \$1,100        |          |
|  | Asphalt        | 80%            | Now               | \$39,100           | 2046    | **             | 5           | \$2,300        |          |
| Sinkhole, Extent : Severe, Area Affected : 75%   |                |                |                   |                    |         |                |             |                |          |
| Location : Intermittent Across Southern 150 Feet And Northern 250 Feet                   |                |                |                   |                    |         |                |             |                |          |
| Deck Elements  |                |                |                   |                    |         |                |             |                |          |
|  | Railing        |                |                   |                    |         |                |             |                |          |
|  | Fencing        | 100%           | Now               | \$29,400           | 2036    | **             | 3           | \$200          |          |
| Broken, Extent : Severe, Area Affected : 100%  |                |                |                   |                    |         |                |             |                |          |
| Location : Along Entire Asset Due To Foundation Displacement                             |                |                |                   |                    |         |                |             |                |          |
| Progressing Scour, Extent : Severe, Area Affected : 100%                                 |                |                |                   |                    |         |                |             |                |          |
| Location : Foundations Exposed And Undermined In Southern 150 Feet And Northern 250 Feet |                |                |                   |                    |         |                |             |                |          |

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

| CAPITAL           | FY 2022 - 2025 | FY 2026 - 2031   |
|-------------------|----------------|------------------|
| Bulkheads         |                | \$554,900        |
| <b>Total</b>      |                | <b>\$554,900</b> |
| Importance Code B |                | \$554,900        |
| <b>Total</b>      |                | <b>\$554,900</b> |

| EXPENSE           | FY 2022 | FY 2023        | FY 2024 | FY 2025 |
|-------------------|---------|----------------|---------|---------|
| 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    |             |                |          |
|---------------|-----------------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System        | Component Type        | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural    |                       |  |                   |                    |         |                |             |                |          |
|               | Gravity Wall Concrete | 100%   |                   |                    | LIFE    | * *            | 5           | \$2,200        |          |
|               |                       | Recent Repair Evident, Extent : Light, Area Affected : 100%<br>Location : Full Length        |                   |                    |         |                |             |                |          |
|               | Revetment Stone       | 100%   |                   |                    | LIFE    | * *            | 5           | \$3,200        |          |
|               |                       | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Full Length       |                   |                    |         |                |             |                |          |
| Backfill      |                       |  |                   |                    |         |                |             |                |          |
|               | Fill                  |  |                   |                    |         |                |             |                |          |
|               | Not Accessible        | 100%   |                   |                    |         |                |             |                |          |
|               | Surface               |  |                   |                    |         |                |             |                |          |
|               | Asphalt Pavers        | 90%  |                   |                    | 2043    | * *            | 5           | \$5,500        |          |
|               |                       | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Southern 480 Feet |                   |                    |         |                |             |                |          |
|               | Under Construction    | 10%  |                   |                    |         |                |             |                |          |
| Deck Elements |                       |  |                   |                    |         |                |             |                |          |
|               | Railing               |  |                   |                    |         |                |             |                |          |
|               | Steel                 | 100%   |                   |                    | 2029    | \$554,900      |             |                |          |
|               |                       | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Full Length       |                   |                    |         |                |             |                |          |
| Electrical    |                       |  |                   |                    |         |                |             |                |          |
|               | Lighting Fixture      |  |                   |                    |         |                |             |                |          |
|               | Incandescent          | 100%   |                   |                    | 2025    |                |             |                |          |
|               |                       | Recent Replace Evident, Extent : Light, Area Affected : 100%<br>Location : Full Lungth       |                   |                    |         |                |             |                |          |

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



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** :

| CAPITAL           | FY 2022 - 2025     | FY 2026 - 2031   |
|-------------------|--------------------|------------------|
| 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> |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024 | FY 2025        |
|-------------------|-----------------|---------|---------|----------------|
| 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 |                |          |
|---------------|--|---|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System        | Component Type   | % of Total  | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural    | Coping/Curb Concrete   | 90%   |                   |                | LIFE               | * *            | 5-10        | \$1,500        |          |
|               |  | Displaced Elements, Extent : Moderate, Area Affected : 22%                                  |                   |                |                    |                |             |                |          |
|               |  | Location : Above Tilting Stone Wall   |                   |                |                    |                |             |                |          |
|               | No Component   | 10%   |                   |                |                    |                |             |                |          |
|               | Gravity Wall Concrete  | 10%   |                   |                | LIFE               | * *            | 5-10        | \$700          |          |
|               |  | Cracking, Extent : Light, Area Affected : 2%  |                   |                |                    |                |             |                |          |
|               |  | Location : Western 80 Feet Of Asset   |                   |                |                    |                |             |                |          |
|               | Stone  | 45%   | 4+                | \$441,700      | LIFE               | * *            | 5           | \$34,400       |          |
|               |  | Missing Block Seal, Extent : Severe, Area Affected : 80%                                    |                   |                |                    |                |             |                |          |
|               |  | Location : Widespread   |                   |                |                    |                |             |                |          |
|               | Stone  | 15%   | Now               | \$147,200      | LIFE               | * *            | 5           | \$11,500       |          |
|               |  | Missing Part, Extent : Severe, Area Affected : 50%  |                   |                |                    |                |             |                |          |
|               |  | Location : 86, 303, 710, 837, And 898 Feet From South End                                   |                   |                |                    |                |             |                |          |
|               | Stone  | 30%   | 2-4               | \$588,900      | LIFE               | * *            | 5           | \$23,000       |          |
|               |  | Missing Part, Extent : Severe, Area Affected : 30%  |                   |                |                    |                |             |                |          |
|               |  | Location : 277, 369, 533, And 872 Feet From South End                                       |                   |                |                    |                |             |                |          |
|               |  | Tilting, Extent : Moderate, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|               |  | Location : 570 To 761 Feet From South End   |                   |                |                    |                |             |                |          |
|               | Revetment  |   |                   |                |                    |                |             |                |          |
|               | Stone  | 90%   | Now               | \$647,900      | LIFE               | * *            | 5           | \$4,900        |          |
|               | Missing Part, Extent : Severe, Area Affected : 50%                   |   |                   |                |                    |                |             |                |          |
|               | Location : Inadequate Stone Coverage Along Entire Stone Gravity Wall |   |                   |                |                    |                |             |                |          |
|               | No Component   | 10%   |                   |                |                    |                |             |                |          |
|               | Fill   |   |                   |                |                    |                |             |                |          |
|               | Topsoil  | 15%   | Now               | \$31,600       | 2071               | * *            |             |                |          |
|               |  | Sinkhole, Extent : Moderate, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|               |  | Location : Voids Around Approximately Half Of Rail Posts                                    |                   |                |                    |                |             |                |          |
|               |  | Other Observation, Extent : Severe, Area Affected : 75%                                     |                   |                |                    |                |             |                |          |
|               |  | Location : At Failed Gravity Wall Locations: 86, 303, 710, 837, And 898 Feet From South End |                   |                |                    |                |             |                |          |
|               |  | End   |                   |                |                    |                |             |                |          |
|               |  | Explanation : Fill Loss   |                   |                |                    |                |             |                |          |
|               | Not Accessible   | 85%   |                   |                |                    |                |             |                |          |
| Surface       | Asphalt  | 85%   |                   |                | 2040               | * *            | 5           | \$8,800        |          |
|               | Asphalt  | 15%   | 0-2               | \$13,300       | 2046               | * *            | 5           | \$800          |          |
|               |  | Other Observation, Extent : Severe, Area Affected : 75%                                     |                   |                |                    |                |             |                |          |
|               |  | Location : At Failed Gravity Wall Locations   |                   |                |                    |                |             |                |          |
|               |  | Explanation : Undermining   |                   |                |                    |                |             |                |          |
| 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    |             |                |          |
|---------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System        | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Deck Elements |                |   |                   |                    |         |                |             |                |          |
|               | Railing        |   |                   |                    |         |                |             |                |          |
|               | Timber         | 73%   | 4+                | \$32,800           | 2025    | \$109,500      |             |                |          |
|               |                | Rotting/Splitting, Extent : Light, Area Affected : 75%      |                   |                    |         |                |             |                |          |
|               |                | Location : Widespread Missing Coating And Dry Rot           |                   |                    |         |                |             |                |          |
|               |                | Other Observation, Extent : Moderate, Area Affected : 50%   |                   |                    |         |                |             |                |          |
|               |                | Location : Approximately Half Of Railing Post Foundations   |                   |                    |         |                |             |                |          |
|               |                | Explanation : Voids   |                   |                    |         |                |             |                |          |
|               | Timber         | 20%   | 4+                | \$30,000           | 2026    | \$30,000       |             |                |          |
|               |                | Not Plumb, Extent : Moderate, Area Affected : 100%          |                   |                    |         |                |             |                |          |
|               |                | Location : Several Areas In Northern Half Totaling 197 Feet |                   |                    |         |                |             |                |          |
|               | Timber         | 7%  | Now               | \$10,500           | 2026    | \$10,500       |             |                |          |
|               |                | Broken, Extent : Severe, Area Affected : 75%                |                   |                    |         |                |             |                |          |
|               |                | Location : 13, 307, 461, And 875 Feet From South End        |                   |                    |         |                |             |                |          |

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

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031 |
|-------------------|------------------|----------------|
| 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> |                |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024 | FY 2025 |
|-------------------|-----------------|---------|---------|---------|
| 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

## REVETMENT

Asset # : 13943

| Bulkheads  |                 | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|------------|-----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System     | Component Type  | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural | Revetment Stone | 100%   | Now               | \$474,400      | LIFE               | * *            | 5           | \$3,600        | 1        |
|            |                 | Erosion, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|            |                 | Location : Inadequate Armor Stone Along Entire Length                                    |                   |                |                    |                |             |                |          |
|            |                 | Progressing Scour, Extent : Severe, Area Affected : 100%                                 |                   |                |                    |                |             |                |          |
|            |                 | Location : Throughout  |                   |                |                    |                |             |                |          |
| Backfill   | Fill Topsoil    | 100%   | Now               | \$138,800      | 2070               | * *            |             |                |          |
|            |                 | Erosion, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|            |                 | Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties |                   |                |                    |                |             |                |          |
|            |                 |  |                   |                |                    |                |             |                |          |
| Surface    | Topsoil         | 100%   | Now               | \$34,700       | 2030               | \$34,700       | 5           | \$1,400        |          |
|            |                 | Erosion, Extent : Severe, Area Affected : 100%   |                   |                |                    |                |             |                |          |
|            |                 | Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties |                   |                |                    |                |             |                |          |
|            |                 |  |                   |                |                    |                |             |                |          |

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

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031 |
|-------------------|------------------|----------------|
| 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> |                |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024 | FY 2025 |
|-------------------|-----------------|---------|---------|---------|
| 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

## REVETMENT

Asset # : 13945

| Bulkheads     |   | Current Repair |                   |                | Future Replacement |                | Maintenance |                |          |
|---------------|---|----------------|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| 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        |          |
|               | Progressing Scour, Extent : Severe, Area Affected : 100%    |                |                   |                |                    |                |             |                |          |
|               | Location : Inadequate Revetment Height Along Arden Avenue   |                |                   |                |                    |                |             |                |          |
| Backfill      |   |                |                   |                |                    |                |             |                |          |
|               | Fill  |                |                   |                |                    |                |             |                |          |
|               | Topsoil   | 100%           | Now               | \$74,600       | 2070               | **             |             |                |          |
|               | Erosion, Extent : Severe, Area Affected : 100%              |                |                   |                |                    |                |             |                |          |
|               | Location : Along Top Of Revetment For Full Length Of Asset  |                |                   |                |                    |                |             |                |          |
| Surface       |   |                |                   |                |                    |                |             |                |          |
|               | Asphalt   | 65%            | Now               | \$20,300       | 2045               | **             | 5           | \$1,200        | 1        |
|               | Sinkhole, Extent : Severe, Area Affected : 100%             |                |                   |                |                    |                |             |                |          |
|               | Location : Along Arden Avenue                               |                |                   |                |                    |                |             |                |          |
|               | Topsoil   | 35%            | Now               | \$6,500        | 2030               | \$6,500        | 5           | \$300          |          |
|               | Erosion, Extent : Severe, Area Affected : 100%              |                |                   |                |                    |                |             |                |          |
|               | Location : At Top Of Revetment For Full Length Of Asset     |                |                   |                |                    |                |             |                |          |
| Deck Elements |   |                |                   |                |                    |                |             |                |          |
|               | Railing   |                |                   |                |                    |                |             |                |          |
|               | Guard Rail  | 65%            | Now               | \$16,200       | LIFE               | **             |             |                |          |
|               | Progressing Scour, Extent : Severe, Area Affected : 100%    |                |                   |                |                    |                |             |                |          |
|               | Location : Failed Railing Due To Erosion Along Arden Avenue |                |                   |                |                    |                |             |                |          |
|               | No Component  | 35%            |                   |                |                    |                |             |                |          |

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

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

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

Print Date : 09-Sep-2020

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

**Asset Name** : REVETMENT #3  
**Address** : ALONG BANK STREET FROM WESTERVELT AVE EAST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0063.000 / 13929 **Yr Built/Renovated** :  
**Linear Ft** : 200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 20-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2 **Lot** : 778 **BIN** :

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031 |
|-------------------|------------------|----------------|
| Bulkheads         | \$159,500        |                |
| <b>Total</b>      | <b>\$159,500</b> |                |
| Importance Code C | \$159,500        |                |
| <b>Total</b>      | <b>\$159,500</b> |                |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024 | FY 2025        |
|-------------------|-----------------|---------|---------|----------------|
| 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

## REVETMENT #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          |          |
|                       | Other Observation, Extent : Severe, Area Affected : 100% |                   |                |                    |                |             |                |          |
|                       | Location : Intermittent Locations Along Revetment        |                   |                |                    |                |             |                |          |
|                       | Explanation : Insufficient Stone                         |                   |                |                    |                |             |                |          |
| Stone                 | 40%  | Now               | \$63,800       | LIFE               | * *            | 5           | \$500          |          |
|                       | Missing Part, Extent : Severe, Area Affected : 100%      |                   |                |                    |                |             |                |          |
|                       | Location : Missing Stone At Western Half Of Asset        |                   |                |                    |                |             |                |          |
| Backfill              |  |                   |                |                    |                |             |                |          |
| Fill                  |  |                   |                |                    |                |             |                |          |
| Topsoil               | 50%  | Now               | \$23,300       | 2070               | * *            |             |                |          |
|                       | Erosion, Extent : Severe, Area Affected : 100%           |                   |                |                    |                |             |                |          |
|                       | Location : Behind Revetment                              |                   |                |                    |                |             |                |          |
| Not Accessible        | 50%  |                   |                |                    |                |             |                |          |
| Surface               |  |                   |                |                    |                |             |                |          |
| Topsoil               | 50%  | Now               | \$5,800        | 2030               | \$5,800        | 5           | \$200          |          |
|                       | Erosion, Extent : Severe, Area Affected : 100%           |                   |                |                    |                |             |                |          |
|                       | Location : At Western Half Of Asset                      |                   |                |                    |                |             |                |          |
| 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** : REVETMENT 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**  
**REVTMENT WEST OF HOME DEPOT GOWANUS BAY**  
**Asset # : 14948**

| Bulkheads     |                | Current Repair  |                   | Future Replacement |         | Maintenance    |             |                |          |
|---------------|----------------|---|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System        | Component Type | % of Total  | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural    |                |   |                   |                    |         |                |             |                |          |
|               | Gravity Wall   |   |                   |                    |         |                |             |                |          |
|               | Concrete       | 15%   | 4+                | \$458,900          | LIFE    | * *            | 5           | \$400          |          |
|               |                | Erosion, Extent : Moderate, Area Affected : 75%       |                   |                    |         |                |             |                |          |
|               |                | Location : Tidal Zone                                 |                   |                    |         |                |             |                |          |
|               |                | Spalling, Extent : Moderate, Area Affected : 25%      |                   |                    |         |                |             |                |          |
|               |                | Location : Isolated Locations And At King Piles       |                   |                    |         |                |             |                |          |
|               | No Component   | 85%   |                   |                    |         |                |             |                |          |
| Revetment     |                |   |                   |                    |         |                |             |                |          |
|               | Stone          | 85%   |                   |                    | LIFE    | * *            | 5           | \$3,600        |          |
|               |                | Settlement, Extent : Light, Area Affected : 5%        |                   |                    |         |                |             |                |          |
|               |                | Location : Surrounding Trees Growing Out Of Revetment |                   |                    |         |                |             |                |          |
|               | No Component   | 15%   |                   |                    |         |                |             |                |          |
| Backfill      |                |   |                   |                    |         |                |             |                |          |
|               | Fill           |   |                   |                    |         |                |             |                |          |
|               | Not Accessible | 100%  |                   |                    |         |                |             |                |          |
| Surface       |                |   |                   |                    |         |                |             |                |          |
|               | Not Accessible | 100%  |                   |                    |         |                |             |                |          |
|               |                | Other Observation, Extent : Light, Area Affected : 0% |                   |                    |         |                |             |                |          |
|               |                | Location : Limited Access To Top Of Revetment         |                   |                    |         |                |             |                |          |
|               |                | Explanation : Heavy Vegetation                        |                   |                    |         |                |             |                |          |
| Deck Elements |                |   |                   |                    |         |                |             |                |          |
|               | Railing        |   |                   |                    |         |                |             |                |          |
|               | 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** :

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031 |
|-------------------|------------------|----------------|
| 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> |                |

| EXPENSE           | FY 2022 | FY 2023 | FY 2024 | FY 2025        |
|-------------------|---------|---------|---------|----------------|
| 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**

| Bulkheads  |                | Current Repair   |                   | Future Replacement |         | Maintenance    |             |                |          |
|------------|----------------|--|-------------------|--------------------|---------|----------------|-------------|----------------|----------|
| System     | Component Type | % of Total   | Fail Date (Years) | Estimated Cost     | Year FY | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural |                |  |                   |                    |         |                |             |                |          |
|            | Gravity Wall   |  |                   |                    |         |                |             |                |          |
|            | Concrete       | 70%  |                   |                    | LIFE    | **             | 5           | \$400          |          |
|            | Concrete       | 20%  | 0-2               | \$135,500          | LIFE    | **             | 5           | \$100          |          |
|            |                | Other Observation, Extent : Moderate, Area Affected : 70%  |                   |                    |         |                |             |                |          |
|            |                | Location : At Center Of Asset                              |                   |                    |         |                |             |                |          |
|            |                | Explanation : Rotating Elements                            |                   |                    |         |                |             |                |          |
|            | Concrete       | 10%  | Now               | \$67,700           | LIFE    | **             | 5           | \$100          |          |
|            |                | Displaced Elements, Extent : Severe, Area Affected : 100%  |                   |                    |         |                |             |                |          |
|            |                | Location : Collapsed At Eastern End Of Asset               |                   |                    |         |                |             |                |          |
| Revetment  |                |  |                   |                    |         |                |             |                |          |
|            | Stone          | 30%  | 0-2               | \$37,100           | LIFE    | **             | 5           | \$300          |          |
|            |                | Erosion, Extent : Severe, Area Affected : 100%             |                   |                    |         |                |             |                |          |
|            |                | Location : Isolated Locations                              |                   |                    |         |                |             |                |          |
|            | Stone          | 70%  |                   |                    | LIFE    | **             | 5           | \$700          |          |
|            |                | Other Observation, Extent : Moderate, Area Affected : 100% |                   |                    |         |                |             |                |          |
|            |                | Location : Entire Length Of Asset                          |                   |                    |         |                |             |                |          |
|            |                | Explanation : Inadequate Revetment                         |                   |                    |         |                |             |                |          |
| Backfill   |                |  |                   |                    |         |                |             |                |          |
|            | Fill           |  |                   |                    |         |                |             |                |          |
|            | Not Accessible | 100%   |                   |                    |         |                |             |                |          |
| Surface    |                |  |                   |                    |         |                |             |                |          |
|            | Topsoil        | 100%   |                   |                    | 2025    | \$9,100        | 5           | \$700          |          |
|            |                | Settlement, Extent : Light, Area Affected : 25%            |                   |                    |         |                |             |                |          |
|            |                | Location : Behind Block Wall                               |                   |                    |         |                |             |                |          |

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

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** :

| CAPITAL           | FY 2022 - 2025  | FY 2026 - 2031 |
|-------------------|-----------------|----------------|
| Bulkheads         | \$56,900        |                |
| <b>Total</b>      | <b>\$56,900</b> |                |
| Importance Code A | \$56,900        |                |
| <b>Total</b>      | <b>\$56,900</b> |                |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024      | FY 2025 |
|-------------------|-----------------|---------|--------------|---------|
| 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>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> |
| <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%   |                          |                       |                           |                       |                    |                       |                 |
|                   | Pile Caps             |   |                          |                       |                           |                       |                    |                       |                 |
|                   | 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%   |                          |                       |                           |                       |                    |                       |                 |
|                   | Surface               |   |                          |                       |                           |                       |                    |                       |                 |
|                   | 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** :

| CAPITAL           | FY 2022 - 2025   | FY 2026 - 2031     |
|-------------------|------------------|--------------------|
| 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> |

| EXPENSE           | FY 2022         | FY 2023 | FY 2024        | FY 2025         |
|-------------------|-----------------|---------|----------------|-----------------|
| 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**

| Bulkheads     |                | Current Repair   |                   |                | Future Replacement |                | Maintenance |                |          |
|---------------|----------------|--|-------------------|----------------|--------------------|----------------|-------------|----------------|----------|
| System        | Component Type | % of Total   | Fail Date (Years) | Estimated Cost | Year FY            | Estimated Cost | Cycle (Yrs) | Estimated Cost | Priority |
| Structural    |                |  |                   |                |                    |                |             |                |          |
|               | 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       |          |
|               |                | Spalling, Extent : Light, Area Affected : 2%   |                   |                |                    |                |             |                |          |
|               |                | Location : Regularly Spaced Locations In Face Of Pile Cap Due To Formwork                                      |                   |                |                    |                |             |                |          |
|               | No Component   | 10%  |                   |                |                    |                |             |                |          |
| Backfill      |                |  |                   |                |                    |                |             |                |          |
|               | Fill           |  |                   |                |                    |                |             |                |          |
|               | Not Accessible | 100%   |                   |                |                    |                |             |                |          |
| Surface       |                |  |                   |                |                    |                |             |                |          |
|               | Asphalt        | 70%  |                   |                | 2040               | **             | 5           | \$25,900       |          |
|               | Concrete       | 10%  | 2-4               | \$126,800      | 2046               | **             | 5           | \$1,800        |          |
|               |                | Cracking, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |          |
|               |                | Location : Intermittently Along Entire Asset   |                   |                |                    |                |             |                |          |
|               |                | Settlement, Extent : Moderate, Area Affected : 50%   |                   |                |                    |                |             |                |          |
|               |                | Location : Intermittently Along Entire Asset   |                   |                |                    |                |             |                |          |
|               | Concrete       | 5%   | Now               | \$63,400       | 2046               | **             | 5           | \$900          |          |
|               |                | Settlement, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|               |                | Location : Multiple Locations Primarily In Eastern 1,500 Feet Of Asset   |                   |                |                    |                |             |                |          |
|               | Concrete       | 15%  |                   |                | 2034               | **             | 5           | \$5,500        |          |
| Deck Elements |                |  |                   |                |                    |                |             |                |          |
|               | Railing        |  |                   |                |                    |                |             |                |          |
|               | Steel          | 99%  |                   |                | 2029               | \$3,327,000    |             |                |          |
|               | Steel          | 1%   | Now               | \$10,100       | 2031               | \$33,600       |             |                |          |
|               |                | Missing Part, Extent : Severe, Area Affected : 100%  |                   |                |                    |                |             |                |          |
|               |                | Location : Isolated Missing Sections Up To 4 Feet Long At 2,250 Feet, 2,708 Feet, And 2,975 Feet From East End |                   |                |                    |                |             |                |          |
| Parapet       |                |  |                   |                |                    |                |             |                |          |
|               | Concrete       | 99%  |                   |                | 2032               | **             |             |                |          |
|               | Concrete       | 1%   | 4+                | \$10,300       | 2032               | **             |             |                |          |
|               |                | Spalling, Extent : Moderate, Area Affected : 5%  |                   |                |                    |                |             |                |          |
|               |                | Location : Isolated Locations, Most Notably At 2,465 Feet, 2,685 Feet, And 2,908 Feet From East End            |                   |                |                    |                |             |                |          |

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

| CAPITAL                 |                       | FY 2022 - 2025 |         | FY 2026 - 2031 |         |
|-------------------------|-----------------------|----------------|---------|----------------|---------|
| Miscellaneous Buildings |                       | 148,900        |         | 124,500        |         |
| EXPENSE                 | FY 2022               | FY 2023        | FY 2024 | FY 2025        |         |
| Miscellaneous Buildings | 9,700                 | 4,700          | 6,100   | 5,300          |         |
| ASSET #                 | NAME                  | SQFT           |         | CAPITAL        | EXPENSE |
| 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.