

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 06-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,ph  
**Block** : 94 **Lot** : 25 **BIN** : 1001289

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,807,100	\$2,588,200
Interior Architecture	\$2,339,700	\$1,500,400
Electrical		\$22,064,300
Mechanical	\$239,300	\$8,319,900
<b>Total</b>	<b>\$4,386,100</b>	<b>\$34,472,800</b>
Importance Code A	\$1,807,100	\$3,046,200
Importance Code B	\$1,529,400	\$30,755,800
Importance Code C	\$1,049,500	\$670,800
<b>Total</b>	<b>\$4,386,100</b>	<b>\$34,472,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$45,600		\$19,100	
Interior Architecture	\$21,600		\$239,000	\$45,000
Electrical	\$84,300	\$59,000	\$104,700	\$65,200
Mechanical	\$377,400	\$354,000	\$422,000	\$365,500
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$617,800</b>	<b>\$501,800</b>	<b>\$873,600</b>	<b>\$564,500</b>
Importance Code A	\$117,800	\$72,300	\$91,400	\$72,300
Importance Code B	\$478,300	\$429,600	\$782,200	\$481,400
Importance Code C	\$21,600			\$10,800
<b>Total</b>	<b>\$617,800</b>	<b>\$501,800</b>	<b>\$873,600</b>	<b>\$564,500</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**  
**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	5%	Now	\$171,200	LIFE	**	5	\$153,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse At North Side							
Cast in Place Concrete	25%			LIFE	**	5	\$1,531,800	
Concrete Masonry Unit	5%			LIFE	**	5	\$38,300	
Metal Coiling Doors	2%			2039	**	5	\$38,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$199,100	
Window Wall	58%	Now	\$338,700	2046	**	5	\$666,300	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
	Location : North Facade							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : North Facade							
Windows								
Glass Block	2%			LIFE	**	5	\$6,800	
Metal Louvers	10%			2035	**	10	\$171,100	
No Component	88%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Fixed Glass Facade - No Operable Windows							
Parapets								
Cast in Place Concrete	65%			LIFE	**	5	\$708,400	
Concrete Masonry Unit	10%			LIFE	**	5-10	\$29,000	
Metal Rail	25%			2031	**	5-10	\$238,400	
Roof								
Cast in Place Concrete	25%			LIFE	**	10	\$77,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Perimeter Roof Ove 9th Floor							
IRMA/Protected Membrane	75%			2036	**	10	\$139,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior								
Floors								
Carpet	35%			2025	\$4,836,500	3	\$573,600	
Cast in Place Concrete	10%			LIFE	**	5	\$478,000	
Ceramic Tile	5%			2035	**	5	\$54,600	
Terrazzo	10%			LIFE	**	5	\$170,700	
Vinyl Tile	5%	Now	\$230,100	2031	**	3	\$20,500	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Basement Corridor							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Basement Corridor							
Vinyl Tile	35%			2031	**	3	\$143,400	

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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

## Interior Walls

Ceramic Tile	2%			2035	**	5	\$21,600	
Concrete Masonry Unit	20%			LIFE	**	5	\$173,100	
Gypsum Board	70%			LIFE	**	5-10	\$1,287,500	
Travertine Panels	5%			LIFE	**	10	\$21,600	
Wood	3%			LIFE	**	5	\$259,700	

## Ceilings

AcousTileSusp.Lay-In	50%			2039	**	5	\$546,200	
AcousTileSusp.Lay-In	30%			2039	**	5	\$327,700	
Exposed Concrete	15%			LIFE	**	5-10	\$204,800	
Gypsum Board	5%			LIFE	**	5-10	\$187,800	

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%			2026	\$458,000	5	\$3,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Switches Rated @ 5000 Amperes Each.</i>								

## Transformers

Dry Type	100%			2031	**	5	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room And Boiler Room</i>								
<i>Explanation : 150kva, 75kva, 15kva</i>								

## Switchgear / Switchboard

Air Circuit Breaker	5%			2036	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : Power Circuit Breakers</i>								

Fused Disc Sw	90%			2026	\$958,800	5	\$2,800	
Molded Case Bkrs	5%			2036	**	5	\$1,000	

## Raceway

Conduit	40%			2036	**	1		
Conduit	10%			2046	**	1		
Conduit	50%			2026	\$624,700	1		

## Panelboards

Fused Disc Sw	10%			2034	**	5	\$1,700	
Fused Disc Sw	10%			2025	\$97,800	5	\$1,700	
Molded Case Bkrs	30%			2034	**	5	\$5,800	
Molded Case Bkrs	40%			2025	\$391,000	5	\$7,700	
Molded Case Bkrs	10%			2042	**	5	\$1,900	

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**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								
Wiring								
Thermoplastic	40%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Thermoplastic	50%			2026	\$965,400	1		
Motor Controllers								
Locally Mounted	5%			2024	\$1,500	5	\$200	
Motor Control Center	15%			2024	\$185,500	5	\$3,000	
Motor Control Center	65%			2039	* *	5	\$13,000	
Variable Frequency Drive	15%			2039	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$21,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$225,100	
Generators								
Diesel	100%			2029	* *	1	\$283,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 2-1750kw Diesel Generators								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$27,100	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$67,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2041	* *	5	\$10,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2- 1200 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$8,964,300	10	\$656,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2026	\$182,900	10	\$13,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Corridors								

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<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

Egress Lighting								
Emergency, Battery	20%			2026	\$195,100	10	\$35,200	
Exit, LED	10%			2041	* *	1		
Exit, Service	40%			2026	\$96,400	1		
Exit, Service	30%			2021	\$72,300	1		

## Alarm

Security System								
No Component	70%							
Generic	30%			2026	\$658,100	1	\$82,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								

## Fire/Smoke Detection

Generic, Digital	100%			2026	\$7,509,200			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								

<b>Mechanical</b>	<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hazard! There Is An Electrical Heater In Gas Meter Rm.</i>								

## Conversion Equipment

Steam Boiler	100%			2039	* *	1	\$722,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Boilers</i>								

## Distribution

Hot Wtr Piping/Pump	30%			2034	* *	4	\$16,200	
Steam Piping/Pump	70%			2036	* *	4	\$25,200	

## Terminal Devices

Air Handler	60%			2026	\$2,339,900	1	\$270,800	
Convactor/Radiator	30%			2031	* *	1	\$70,700	
Fan Coil Unit/Heat	10%			2026	\$1,083,000	1	\$23,600	

## Air Conditioning

Energy Source								
Electricity	100%			2042	* *	1		

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**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								
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2029	* *	1	\$750,400	
	R-134a Refrigerant, Extent : Light, Area Affected : 95%							
	Location : Penthouse							
Split Unit	5%			2026	\$166,900			
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$36,000	
Terminal Devices								
Air Handler/Cool/Ht	95%	Now	\$58,400	2026	\$2,918,600	1	\$385,900	
	Leak Evident, Extent : Moderate, Area Affected : 2%							
	Location : The Drip Pans, Penthouse							
Fan Coil - Cooling	5%			2026	\$278,500	1	\$11,800	
Heat Rejection								
Remote Air Cond	5%			2026	\$216,000	2	\$25,400	
Water Cool Tower	65%			2027	* *	2	\$477,500	
Water Cool Tower	30%			2030	* *	2	\$220,400	
	Recent Replace Evident, Extent : Light, Area Affected : 30%							
	Location : Roof							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$644,400	
Exhaust Fans								
Interior	90%			2026	\$719,500	2	\$20,100	
Roof	10%			2026	\$57,500	2	\$2,200	
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2036	* *	1		
Galv Iron/Steel	70%			2031	* *	1		
Water Heater								
Gas Fired	100%			2024	\$168,300	2	\$10,600	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$1,600	
Backflow Preventer								
No Component	50%							
Generic	50%			2031	* *	1	\$22,400	
Fixtures								
Generic	100%							

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**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
Vertical Transport									
Elevators									
Geared Traction		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (4) L-6 (4) 1-9 (1) L-9									
Explanation : Nine Units									
Fire Suppression									
Standpipe									
Generic		100%			2036		* *	1-5	\$368,000
Sprinkler									
No Component		20%							
Generic		80%			2036		* *	1-2	\$163,600
Fire Pump									
Generic		100%			2029		* *	1	\$136,300

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**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,7,9,15,16,17,ph  
**Block** : 134 **Lot** : 7501 **BIN** : 1082757

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$38,400	\$197,300
Interior Architecture		\$4,454,200	\$1,193,700
Electrical		\$404,200	\$4,018,300
Mechanical		\$490,600	\$6,016,100
<b>Total</b>		<b>\$5,387,400</b>	<b>\$11,425,400</b>
Importance Code A		\$38,400	\$197,300
Importance Code B		\$4,326,700	\$10,981,200
Importance Code C		\$1,022,300	\$246,900
<b>Total</b>		<b>\$5,387,400</b>	<b>\$11,425,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$66,000			\$116,200
Interior Architecture	\$17,000	\$31,600	\$19,400	\$38,900
Electrical	\$18,600	\$2,500	\$3,200	\$4,200
Mechanical	\$95,100	\$27,900	\$70,900	\$32,800
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
<b>Total</b>	<b>\$270,800</b>	<b>\$136,000</b>	<b>\$167,500</b>	<b>\$266,100</b>
Importance Code A	\$66,000		\$7,700	\$116,800
Importance Code B	\$204,800	\$136,000	\$159,800	\$149,300
<b>Total</b>	<b>\$270,800</b>	<b>\$136,000</b>	<b>\$167,500</b>	<b>\$266,100</b>



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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
Exterior								
Exterior Walls								
Copper/Terne	5%			2045	**	10	\$29,800	
Masonry: Brick	30%			LIFE	**	5	\$76,400	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	15%			LIFE	**	5	\$28,600	
Masonry: Marble	30%			LIFE	**	5	\$57,300	
Metal Panel	5%			2035	**	5-10	\$87,500	
Marble Panels	5%			LIFE	**	5	\$9,500	
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Columns At Corner								
Explanation : Repairs In Progress								
Stucco Cement	5%			2030	**	5	\$31,800	
Window Wall	5%			2045	**	5	\$47,700	
Windows								
Aluminum	87%			2047	**	5	\$63,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Glass Block	10%			LIFE	**	5	\$4,600	
Metal Louvers	3%			2034	**	10	\$13,700	
Parapets								
Copper/Terne	20%			2045	**	5	\$8,500	
Masonry: Brick	52%			LIFE	**	5	\$4,600	
Masonry: Marble	10%			LIFE	**	5	\$1,100	
Metal Rail	15%	Now	\$11,400	2030	**	5	\$9,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Over 13th Floor Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Over 13th Floor Roof								
Slate	3%	Now	\$6,500	LIFE	**	5	\$300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								

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**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								
Roof								
Cast in Place Concrete	20%	Now	\$38,400	LIFE	* *			1
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Sidewalk Over Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Sidewalk Over Basement								
Copper/Terne	10%			2040	* *	10	\$16,100	
Modified Bitumen	50%			2030	* *	10	\$32,200	
Modified Bitumen	20%	Now	\$16,300	2030	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over 14th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Mechanical Room								
Interior								
Floors								
Carpet	15%			2021	\$806,200	3	\$87,500	
Cast in Place Concrete	10%	Now	\$87,600	LIFE	* *	5	\$85,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pump Room In Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement And Sub Basement								
Ceramic Tile	5%			2034	* *	5	\$19,400	
Mosaic Tile	5%			2030	* *	5	\$48,600	
Terrazzo	10%			LIFE	* *	5	\$30,400	
Vinyl Tile	15%	Now	\$537,000	2035	* *	3	\$21,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : 15th, 16th, And 17th Floors								
Vinyl Tile	20%			2025	\$716,000	3	\$29,200	
Vinyl Tile	5%			2033	* *	3	\$7,300	
Vinyl Tile 9" X 9"	15%			2020	\$695,700	3	\$29,100	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$89,800	
Gypsum Board	5%			LIFE	* *	5	\$22,400	
Masonry: Brick	10%	Now	\$632,100	LIFE	* *			
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : 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	\$390,200	LIFE	* *	5	\$33,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 15th, 16th And 17th Floors								
Plaster	45%			LIFE	* *	5	\$101,000	

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

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

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

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

**Asset # : 49**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTile,Adhered	15%	Now	\$587,200	2045	* *	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd And 17th Floors</i>								
AcousTileConcealSpLn	15%			2030	* *	5	\$72,900	
AcousTileSusp.Lay-In	5%			2042	* *	5	\$19,400	
Exposed Concrete	5%			LIFE	* *	5	\$3,000	
Masonry:Vault Struct	15%	Now	\$1,156,400	LIFE	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub Basement</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$331,600	LIFE	* *	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 16th And 17th Floors</i>								
Plaster	30%			LIFE	* *	5	\$72,900	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2045	* *	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In The Sub Basement</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	30%			2045	* *	5	\$300	
Fused Disc Sw	30%			2025	\$174,700	5	\$300	
Molded Case Bkrs	40%			2045	* *	5	\$2,700	
<b>Raceway</b>								
Conduit	60%			2025	\$409,800	1		
Conduit	40%			2045	* *	1		
<b>Panelboards</b>								
Fused Disc Sw	20%			2024	\$103,600	5	\$1,200	
Fused Toggle Switch	10%	0-2	\$51,800	2050	* *	5	\$300	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2041	* *	5	\$3,400	
Molded Case Bkrs	20%			2024	\$103,600	5	\$1,400	

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

**Asset # : 49**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$316,600	2050	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	* *	1		
Motor Controllers								
Locally Mounted	60%			2038	* *	5	\$1,100	
Locally Mounted	20%	2-4	\$6,400	2045	* *	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	20%			2038	* *			
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	* *	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$3,024,100	10	\$202,400	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2030	* *	10	\$35,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2033	* *	10	\$31,300	
Exit, LED	10%			2060	* *	1		
Exit, Service	40%			2033	* *	1		
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	* *	1	\$19,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>

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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	
Heating									
Energy Source									
Utility Steam	100%			2035	* *	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Murray St.								
	Explanation : From Con Ed								
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$15,400		
Distribution									
Steam Piping/Pump	100%	Now	\$98,200	2025	\$1,964,200	4	\$12,800		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub Basement								
Terminal Devices									
Air Handler	20%	Now	\$30,300	2025	\$303,400	1	\$28,900		
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : Sub Basement								
Convactor/Radiator	80%			2023	\$2,125,700	1	\$67,100		
Air Conditioning									
Energy Source									
Electricity	100%			2033	* *	1			
Conversion Equipment									
Reciprocating Compr/Chiller	30%			2025	\$286,400	1	\$36,100		
	R-22 Refrigerant, Extent : Light, Area Affected : 30%								
	Location : Various Locations								
Window/Wall Unit	20%			2020	\$115,700	1			
No Component	50%								
Distribution									
Chilled Wtr Pipe/Pump	30%			2035	* *	4	\$3,800		
No Component	70%								
Terminal Devices									
Air Handler/Cool/Ht	30%			2025	\$179,200	1	\$48,200		
No Component	70%								
Heat Rejection									
Air Condenser Unit	30%			2033	* *	2	\$54,300		
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : 16th Floor								
	Explanation : 3 Units								
No Component	70%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$242,800	LIFE	* *	2-5	\$144,800		
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : Sub Basement								
Exhaust Fans									
Interior	100%			2025	\$311,000	2	\$8,000		

**Plumbing**

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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
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2035	* *	1		
	Galv Iron/Steel	20%	Now	\$8,400	2023	\$168,000	1		
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Sub Basement							
	HW Heat Exchanger								
	Low Temp	100%			2025	\$87,300	4	\$38,500	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2025	\$12,000	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2025	\$27,300	1	\$15,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (2) B-14 (2) 1-14 (1) Sb, B, 1.							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$135,800	
	Sprinkler								
	No Component	85%							
	Generic	15%			2025	\$492,700	1-2	\$10,900	
		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%			2038	* *	1	\$24,300	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : #256 Sub Basement							
		Explanation : For #256 Side Only							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 07-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 200 **Lot** : 1 **BIN** :

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$132,000	\$50,800
Interior Architecture		\$234,000	\$210,500
Electrical			\$691,800
Mechanical			\$118,600
<b>Total</b>		<b>\$366,000</b>	<b>\$1,071,700</b>
Importance Code A		\$132,000	\$50,800
Importance Code B			\$1,020,900
Importance Code C		\$234,000	
<b>Total</b>		<b>\$366,000</b>	<b>\$1,071,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$111,000		\$2,400	
Interior Architecture	\$87,700		\$6,100	\$5,100
Electrical	\$9,900	\$500	\$1,000	\$500
Mechanical	\$11,100	\$8,100	\$6,500	\$8,200
<b>Total</b>	<b>\$219,700</b>	<b>\$8,600</b>	<b>\$16,000</b>	<b>\$13,800</b>
Importance Code A	\$114,700	\$3,700	\$6,100	\$3,700
Importance Code B	\$88,000	\$4,900	\$10,000	\$7,500
Importance Code C	\$17,000			\$2,600
<b>Total</b>	<b>\$219,700</b>	<b>\$8,600</b>	<b>\$16,000</b>	<b>\$13,800</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	40%	Now	\$132,000	LIFE	* *	5	\$29,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Masonry: Brick	30%			LIFE	* *	5	\$43,600	
Masonry: Brownstone	15%			LIFE	* *	5	\$16,300	
Masonry: Fieldstone	5%	Now	\$31,100	LIFE	* *	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Masonry: Limestone	5%	Now	\$7,900	LIFE	* *	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%	Now	\$7,800	2036	* *	5	\$6,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Exterior Fire Escape At East Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Exterior Fire Escapes At East And West Facades								
Windows								
Aluminum	100%			2042	* *	5	\$15,000	
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	\$12,600	
Masonry: Brick	50%			LIFE	* *	5-10	\$18,000	
Metal Rail	5%			2031	* *	5-10	\$4,800	
Metal Security Bars	3%			2041	* *			
Pre-Cast Concrete	2%			LIFE	* *	5	\$1,300	
Stucco Cement	5%			2039	* *	5	\$700	
Roof								
Asphalt Shingle	50%			2029	* *	10	\$2,000	
Modified Bitumen	35%			2034	* *	10	\$8,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Skylight, Metal/Glass	10%			2046	* *	10	\$8,200	
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	5%			LIFE	**	5	\$12,200	
Ceramic Tile	5%			2035	**	5	\$2,800	
Quarry Tile	8%			2039	**	5	\$6,700	
Sheet Vinyl/Rubber	10%			2026	\$163,600	5	\$8,300	
Steel Plate	1%	Now	\$5,000	LIFE	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Over Sump Pump In Basement								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Over Sump Pump In Basement								
Vinyl Tile	6%	Now	\$28,100	2036	**	3	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Room 402								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Room 402								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Room 402								
Explanation : 9x9 Tiles								
Vinyl Tile	10%			2026	\$46,900	3	\$2,800	
Wood	55%			2041	**	5	\$57,400	
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$5,200	
Gypsum Board	15%			LIFE	**	5-10	\$26,300	
Masonry: Brick	10%	Now	\$119,400	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	70%	Now	\$114,600	LIFE	**	5	\$21,600	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Fourth Floor								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%			2039	* *	5	\$5,600	
AcousTileSusp.Lay-In	10%			2031	* *	5	\$5,600	

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

Embossed Metal	50%			LIFE	* *	5	\$25,000	
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*Deteriorated Finish, Extent : Moderate, Area Affected : 1%*  
*Location : Throughout*  
*Paint Peeling, Extent : Moderate, Area Affected : 5%*  
*Location : Throughout*

Plaster	30%			LIFE	* *	5-10	\$28,700	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*  
*Location : Fifth Floor*  
*Paint Peeling, Extent : Moderate, Area Affected : 5%*  
*Location : Fifth Floor*

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%			2036	* *	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : One 400a Main Disconnect Switch*

## Raceway

Conduit	100%			2036	* *	1		
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## Panelboards

Fused Disc Sw	10%			2034	* *	5	\$100	
Molded Case Bkrs	90%			2034	* *	5	\$1,000	

## Wiring

Thermoplastic	100%			2036	* *	1		
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## Motor Controllers

Locally Mounted	100%			2031	* *	5	\$300	
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## Ground

## Grounding Devices

Generic	100%	2-4	\$9,400	LIFE	* *	5	\$600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Basement*  
*Explanation : Corroded*

## Lighting

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2026	\$232,900	10	\$17,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	50%			2031	* *	10	\$17,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2026	\$24,800	10	\$4,500	
Exit, Service	50%			2026	\$6,100	1		
Exterior Lighting								
HID	100%			2026	\$157,200	10	\$100	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	\$4,700	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2026	\$301,700			
<b>Mechanical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2046	* *	1		
Conversion Equipment								
Steam Boiler	100%			2031	* *	1	\$36,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$1,800	
Terminal Devices								
Convactor/Radiator	100%			2031	* *	1	\$12,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Int Pkg Unit - Cooling	25%			2024	\$118,600	2	\$600	
Ext Pkg Unit - Cooling	10%			2026	\$17,000	2	\$200	
Window/Wall Unit	25%			2021	\$18,900	1		
No Component	40%							

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Estimates are rounded to the nearest hundred dollars.*

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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
Air Conditioning								
Terminal Devices								
Direct Expansion	40%			2026	\$27,400	1		
No Component	60%							
Heat Rejection								
Air Condenser Unit	40%			2026	\$17,700	2	\$10,400	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$16,400	
No Component	50%							
Exhaust Fans								
Roof	25%			2026	\$7,300	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	5%			2046	* *	1		
Galv Iron/Steel	95%			2031	* *	1		
Water Heater								
Gas Fired	100%			2021	\$8,600	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2052	* *	1-2	\$1,000	
No Backflow Preventer, Extent : Light, 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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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 06-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5  
**Block** : 423 **Lot** : 22 **BIN** : 1005645

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$112,800	\$18,000
Interior Architecture	\$254,200	\$255,400
Electrical	\$464,900	\$366,000
Mechanical		\$484,200
<b>Total</b>	<b>\$832,000</b>	<b>\$1,123,600</b>
Importance Code A	\$112,800	\$54,600
Importance Code B	\$719,200	\$1,069,000
<b>Total</b>	<b>\$832,000</b>	<b>\$1,123,600</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$36,100			\$17,700
Interior Architecture	\$6,100	\$25,800	\$6,800	\$1,900
Electrical	\$20,500	\$100	\$100	\$10,200
Mechanical	\$26,700	\$11,300	\$24,600	\$59,600
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$99,100</b>	<b>\$47,000</b>	<b>\$41,300</b>	<b>\$99,200</b>
Importance Code A	\$38,100	\$2,000	\$2,000	\$19,700
Importance Code B	\$61,100	\$45,000	\$37,800	\$79,500
Importance Code C			\$1,500	
<b>Total</b>	<b>\$99,100</b>	<b>\$47,000</b>	<b>\$41,300</b>	<b>\$99,200</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**  
**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	\$20,000	
Masonry: Brick	20%	Now	\$47,800	LIFE	**	5	\$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : Wall Is Covered With Waterproof Sealant.								
Masonry: Brick Cavity	60%			LIFE	**	5	\$24,000	
Stucco Cement	5%	Now	\$11,500	2030	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead								
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead								
Window Wall	5%	Now	\$19,000	2045	**	5	\$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : At Main Entrance								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Windows								
Aluminum	100%	Now	\$65,000	2041	**	5	\$7,800	
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	\$2,000	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Masonry: Brick	20%			LIFE	**	5	\$1,000	
Masonry: Brick Cavity	40%			LIFE	**	5	\$2,000	
Metal: Cage/Fence	10%	Now	\$2,000	2030	**	5	\$1,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Roof								
Modified Bitumen	85%			2030	**	10	\$17,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Rubber Tiles								
Modified Bitumen	15%	Now	\$3,600	2025	\$18,000			
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								

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

## Interior

## Floors

Cast in Place Concrete	5%			LIFE	**	5	\$6,600	
Ceramic Tile	5%			2034	**	5	\$3,000	
Quarry Tile	5%			2038	**	5	\$4,500	
Vinyl Tile	10%			2033	**	3	\$2,300	
Vinyl Tile	50%			2025	\$255,400	3	\$11,400	
Vinyl Tile	25%	0-2	\$127,700	2035	**	3	\$5,700	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Room 402, Basement Corridor*

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

*Location : Room 402, Basement Corridor*

## Interior Walls

Ceramic Tile	5%			2034	**	5	\$2,900	
Gypsum Board	80%			LIFE	**	5	\$28,200	
Metal Panel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$1,800	

## Ceilings

AcousTileSusp.Lay-In	20%			2042	**	5	\$12,100	
AcousTileSusp.Lay-In	75%			2038	**	5	\$45,500	
Exposed Struc: Steel	5%	0-2	\$126,500	LIFE	**			

*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%*

*Location : Beam In Mechanical Room*

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%			2025	\$36,700	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$145,300	5	\$200	
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## Raceway

Conduit	100%			2025	\$86,300	1		
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## Panelboards

Fused Disc Sw	5%			2024	\$4,400	5		
Molded Case Bkrs	90%			2041	**	5	\$1,000	
Molded Case Bkrs	5%			2024	\$4,400	5	\$100	

## Wiring

Thermoplastic	80%			2025	\$93,400	1		
Thermoplastic	20%			2045	**	1		

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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									
	Motor Controllers								
	Locally Mounted	70%	2-4	\$20,500	2045	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	30%			2023	\$8,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	59%			2020	\$299,500	10	\$21,900	
		T-12 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2030	* *	10	\$7,400	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : 5th Floor							
	Fluorescent	20%			2030	* *	10	\$7,400	
		T-5 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Lobby							
	Incandescent	1%			2020	\$5,100	2		
	Egress Lighting								
	Emergency, Battery	50%			2030	* *	10	\$4,900	
	Exit, Service	50%			2030	* *	1		
	Exterior Lighting								
	Incandescent	100%			2020	\$128,700	2	\$100	
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2033	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations 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								
	Fuel Oil No 2	100%			2035	* *	5	\$12,600	
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	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							

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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								
Distribution								
Hot Wtr Piping/Pump	100%			2033	* *	4	\$3,000	
Terminal Devices								
Air Handler	50%			2025	\$108,200	1	\$12,500	
Convactor/Radiator	50%			2030	* *	1	\$6,500	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	\$136,200	1	\$18,800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Each Floor Mech Room								
Distribution								
Chilled Wtr Pipe/Pump	100%			2035	* *	4	\$2,000	
Terminal Devices								
Direct Expansion	100%			2025	\$124,600	1		
Heat Rejection								
Water Cool Tower	100%			2023	\$115,200	2	\$40,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,600	
Exhaust Fans								
Interior	70%			2025	\$31,100	2	\$900	
Roof	30%			2025	\$9,600	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2020	\$11,000	4	\$1,600	
Backflow Preventer								
Generic	100%			2033	* *	1	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (1) B-6 (1) B-5								
Explanation : 2 Units								

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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
Fire Suppression									
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$11,300	
Fire Pump									
	Generic	100%			2028	* *	1	\$7,600	
Chemical System									
	Generic	100%			2020	\$25,900	1-3	\$55,000	

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

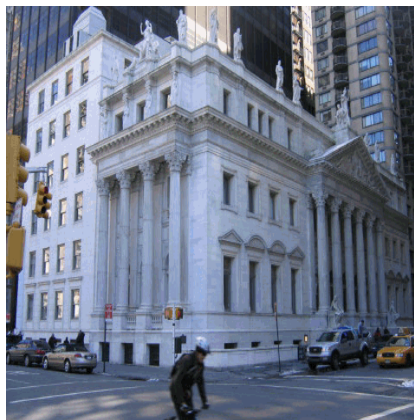
Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 07-Jul-2015 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5  
**Block** : 855 **Lot** : 1 **BIN** : 1016743

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,116,500	\$1,791,500
Interior Architecture		\$3,454,300	\$1,858,600
Electrical			\$3,570,700
Mechanical			\$867,800
<b>Total</b>		<b>\$5,570,700</b>	<b>\$8,088,600</b>
Importance Code A		\$2,116,500	\$1,791,500
Importance Code B		\$1,778,400	\$5,538,900
Importance Code C		\$1,675,800	\$758,200
<b>Total</b>		<b>\$5,570,700</b>	<b>\$8,088,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$62,100			
Interior Architecture	\$79,100		\$202,300	\$48,400
Electrical	\$5,700	\$1,900	\$700	\$600
Mechanical	\$26,600	\$20,900	\$15,600	\$22,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$183,400</b>	<b>\$32,700</b>	<b>\$228,500</b>	<b>\$81,700</b>
Importance Code A	\$62,200		\$1,600	
Importance Code B	\$104,900	\$32,700	\$226,800	\$81,700
Importance Code C	\$16,200			
<b>Total</b>	<b>\$183,400</b>	<b>\$32,700</b>	<b>\$228,500</b>	<b>\$81,700</b>



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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								
Fiberglass Panel	5%			2035	**	5	\$152,800	
Masonry: Brick	15%	Now	\$199,700	LIFE	**	5	\$122,200	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Stack Chimney								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Masonry: Marble	55%			LIFE	**	5	\$672,200	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : Various Ground Level Areas								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Panel	5%	Now	\$95,200	2036	**	5	\$76,400	
Deformed/Dented, Extent : Moderate, Area Affected : 40%								
Location : Throughout B/h								
Stucco Cement	20%			2039	**	5	\$407,400	
Windows								
Aluminum	75%	Now	\$624,900	2042	**	5	\$68,800	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Wood	25%	Now	\$187,000	2034	**	5	\$229,400	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Copper/Terne	25%	Now	\$22,100	2046	**	5	\$11,500	
Deformed/Dented, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	20%	Now	\$23,700	LIFE	**	5	\$3,800	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parge/Tar Separating, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Marble	44%	Now	\$179,300	LIFE	**	5	\$10,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	10%	Now	\$15,800	2036	**	5	\$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Metal Rail	1%	Now	\$500	2031	**	5	\$1,300	
Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%								
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.

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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								
Roof								
Roll Roofing	75%	Now	\$57,200	2022	\$571,900	5	\$106,600	
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Southeast Corner							
Skylight, Metal/Glass	25%	Now	\$156,900	2036	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	10%			2022	\$1,428,700	3	\$172,200	
Carpet	40%			2025	\$4,762,200	3	\$516,600	
Cast in Place Concrete	10%	Now	\$97,000	LIFE	**	5	\$188,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Throughout Basement							
Mosaic Tile	10%			2031	**	5	\$215,200	
Marble Panels	10%			LIFE	**	5	\$129,100	
Slate	5%	Now	\$162,900	LIFE	**	5	\$45,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	5%	Now	\$19,800	2031	**	3	\$16,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	10%	4+	\$76,900	2041	**	5	\$80,700	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Masonry: Brick	8%			LIFE	**	10	\$16,200	
Masonry: Fieldstone	2%	Now	\$49,300	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Penetration							
Marble Panels	25%	Now	\$876,900	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	10%			LIFE	**	5-10	\$57,500	
Plaster	30%	Now	\$35,300	LIFE	**	5	\$60,900	
	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	\$1,354,000	

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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

## Interior

## Ceilings

AcousTileSusp.Lay-In	7%			2039	* *	5	\$60,300	
Exposed Concrete	6%			LIFE	* *	5-10	\$64,600	
Glass: Susp Panels	10%	Now	\$350,000	LIFE	* *			

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

*Location : Courtroom Dome*

*Explanation : Louis Tiffany Dome. Ultra Premium.*

Gypsum Board	32%			LIFE	* *	5-10	\$947,100	
Masonry: Marble	10%			LIFE	* *	1		
Masonry:Vault Struct	5%	Now	\$85,400	LIFE	* *			

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

*Location : Throughout*

Plaster	30%			LIFE	* *	5-10	\$443,900	
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2052	* *	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room Basement*

*Explanation : Two 3000 Amps*

## Switchgear / Switchboard

Fused Disc Sw	100%			2052	* *	5	\$200	
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## Raceway

Conduit	100%			2052	* *	1		
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## Panelboards

Fused Disc Sw	10%			2048	* *	5	\$100	
Molded Case Bkrs	90%			2048	* *	5	\$1,300	

## Wiring

Thermoplastic	100%			2052	* *	1		
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## Motor Controllers

Locally Mounted	25%			2043	* *	5	\$100	
Motor Control Center	70%			2043	* *	5	\$1,000	
Variable Frequency Drive	5%			2046	* *			

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

*Location : Engineer Office*

*Explanation : All Controllers Monitored By Bms*

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,600	
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## 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**  
**APPELLATE COURT - 1ST DEPT.**  
**Asset # : 13870**

<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>								
Interior Lighting								
Fluorescent	70%			2034	* *	10	\$34,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	8%			2021	\$264,500	10	\$4,000	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
HID	2%			2034	* *	10		
Incandescent	20%			2021	\$3,306,200	2	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Chandelier Lighting Fixtures</i>								
Egress Lighting								
Emergency, Service	50%			2034	* *	1		
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	45%			2034	* *	10	\$100	
Incandescent	5%			2021	\$9,400	2		
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2036	* *	1	\$6,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	* *			
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Utility Steam	100%			2046	* *	1		
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$3,200	
Distribution								
Steam Piping/Pump	100%			2036	* *	4	\$2,700	
Terminal Devices								
Air Handler	50%			2026	\$158,600	1	\$16,800	
Convactor/Radiator	45%			2031	* *	1	\$7,900	
Fan Coil Unit/Heat	5%			2026	\$44,000	1	\$900	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2042	* *	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2026	\$199,700	1	\$25,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chillers - Basement Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Multi Stage Chiller - Basement</i> <i>Explanation : 2 Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$2,700	
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$249,900	1	\$33,600	
Heat Rejection								
Water Cool Tower	100%			2024	\$168,800	2	\$54,700	
Dehumidifier								
Generic	100%			2024				
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Cellar</i> <i>Explanation : 4 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,900	
Exhaust Fans								
Roof	100%			2026	\$46,800	2	\$1,700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	20%			2046	* *	1		
Galv Iron/Steel	80%			2039	* *	1		
Water Heater								
Gas Fired	100%			2021	\$13,700	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2031	* *	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2026	\$12,000	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$5,700	1	\$3,300	
Fixtures								
Generic	100%							
<b>Vertical Transport</b>								

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : One Unit Travels From Basement : Penthouse, The Other From Cellar : 4th Floor									
Explanation : 2 Units									
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2046		* *	1-2	\$800

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 30-May-2013 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT  
**Areas Surveyed** : Basement, Roof, Floors 1,3,p  
**Block** : 237 **Lot** : 1 **BIN** : 3001881

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$910,500	\$83,100
Interior Architecture		\$296,400	\$156,100
Electrical		\$1,036,200	\$500,800
Mechanical		\$477,900	\$484,200
<b>Total</b>		<b>\$2,721,000</b>	<b>\$1,224,200</b>
Importance Code A		\$1,241,600	\$83,100
Importance Code B		\$1,353,100	\$1,037,900
Importance Code C		\$126,200	\$103,200
<b>Total</b>		<b>\$2,721,000</b>	<b>\$1,224,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$39,600			
Interior Architecture	\$234,100			\$12,900
Electrical	\$39,300	\$5,400	\$28,600	\$5,900
Mechanical	\$85,800	\$31,000	\$41,500	\$33,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$406,700</b>	<b>\$44,200</b>	<b>\$78,000</b>	<b>\$60,400</b>
Importance Code A	\$39,600	\$6,200	\$6,400	\$6,200
Importance Code B	\$345,000	\$38,000	\$71,600	\$54,100
Importance Code C	\$22,100			
<b>Total</b>	<b>\$406,700</b>	<b>\$44,200</b>	<b>\$78,000</b>	<b>\$60,400</b>



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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%	2-4	\$25,600	LIFE	* *	5	\$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Brick	15%	2-4	\$41,100	LIFE	* *	5	\$12,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Granite	5%			LIFE	* *	5	\$3,100	
Masonry: Limestone	75%			LIFE	* *	5	\$47,200	
Windows								
Bronze/Brass	95%	Now	\$869,300	2032	* *	5	\$35,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	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 : Library							
Metal Louvers	5%			2033	* *	10	\$3,800	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$2,200	
Masonry: Brick	35%	0-2	\$6,300	LIFE	* *	5	\$2,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	60%			LIFE	* *	5	\$4,400	
Roof								
Single Ply Membrane	100%	2-4	\$7,600	2029	* *			
	Blisters, Extent : Light, Area Affected : 10%							
	Location : Throughout							

**Interior**

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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%	0-2	\$162,500	2023	\$324,900	3	\$35,200	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 30%							
	Location : Throughout							
Ceramic Tile	5%	0-2	\$4,900	2033	* *	5	\$2,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Cork Tile	25%	2-4	\$126,800	2044	* *	5	\$10,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Marble Panels	20%			LIFE	* *	5	\$14,100	
Quarry Tile	5%	2-4	\$7,300	2029	* *	5	\$3,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Terrazzo	5%	2-4	\$11,800	LIFE	* *	5	\$3,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	10%	2-4	\$8,700	2029	* *	3	\$3,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	5%	2-4	\$16,800	2052	* *	5	\$4,400	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	5%	2-4	\$22,100	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Gypsum Board	10%			LIFE	* *	5	\$7,700	
Marble Panels	15%	2-4	\$83,600	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	45%	Now	\$42,700	LIFE	* *	5	\$17,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Main Court Room And Throughout							
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	20%			LIFE	* *	5	\$103,200	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	\$1,500	
Plaster	25%			LIFE	* *	5	\$14,700	
Plaster	65%	Now	\$43,400	LIFE	* *	5	\$38,200	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Library Windows							

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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								
Service Equipment								
Fused Disc Sw	100%			2024	\$22,500	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 2400 Amps Main Disconnect Switch							
Transformers								
Dry Type	100%			2029	* *	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elevator Room - Penthouse							
	Explanation : One 34 Kva 240/120hv-208lv And 100 Amps 500 Dc Volts Output Filter							
Switchgear / Switchboard								
Molded Case Bkrs	90%			2024	\$119,100	5	\$1,500	
Molded Case Bkrs	10%			2034	* *	5	\$200	
Raceway								
Conduit	85%			2024	\$91,200	1		
Conduit	10%			2034	* *	1		
Conduit	5%			2054	* *	1		
Panelboards								
Fused Disc Sw	10%			2023	\$7,300	5	\$100	
Molded Case Bkrs	75%			2023	\$54,700	5	\$1,200	
Molded Case Bkrs	10%			2032	* *	5	\$200	
Molded Case Bkrs	5%			2049	* *	5	\$100	
Wiring								
Braided Cloth	20%	2-4	\$33,300	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	55%			2024	\$91,600	1		
Thermoplastic	20%			2034	* *	1		
Thermoplastic	5%			2054	* *	1		
Motor Controllers								
Locally Mounted	20%			2029	* *	5	\$100	
Motor Control Center	80%			2029	* *	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	* *	10	\$5,800	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Offices & Filing Room - Basement							
Fluorescent	70%			2029	* *	10	\$40,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Incandescent	20%			2019	\$764,700	2	\$300	

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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

**Lighting**

Egress Lighting									
Emergency, Battery	45%			2024	\$41,300	10		\$6,800	
Emergency, Battery	5%			2034	* *	10		\$800	
Exit, Service	50%			2034	* *	1			
Exterior Lighting									
HID	90%			2019	\$231,200	10		\$200	
Incandescent	10%			2019	\$21,800	2			

**Alarm**

Security System									
No Component	50%								
Generic	50%			2024	\$102,900	1		\$11,700	
Fire/Smoke Detection									
Generic	100%			2032	* *	1-3		\$39,900	

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%			2044	* *	5		\$19,500	
Conversion Equipment									
Steam Boiler	100%	0-2	\$331,200	2044	* *	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	\$23,700	2034	* *	4		\$3,100	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Vacuum Condensate Pumps</i>									

Terminal Devices									
Air Handler	40%			2019	\$146,700	1		\$15,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 5 Units</i>									

Convector/Radiator	60%			2037	* *	1		\$12,200	
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**Air Conditioning**

Energy Source									
Electricity	100%			2040	* *	1			

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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
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	* *	1	\$29,100	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Chillers							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 5 Units							
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$3,100	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$14,400	2024	\$288,900	1	\$34,900	
	Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%							
	Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers							
	Noisy/Vibrating, Extent : Moderate, Area Affected : 5%							
	Location : Air Handlers # 1, 3							
Heat Rejection								
Water Cool Tower	100%			2022	\$195,300	2	\$63,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 2 Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,000	
Exhaust Fans								
Interior	100%			2029	* *	2	\$1,900	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Oil Fired	100%			2022	\$21,100	1	\$1,800	
HW Heat Exchanger								
Low Temp	100%	Now	\$21,100	2054	* *	4	\$6,200	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Low Temp Leaks							
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$4,700	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
	Location : Basement With Heavy Rain And First Floor							
Sump Pump(s)								
Rigid Piping	100%	0-2	\$12,000	2034	* *	4	\$1,600	
	Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
	Location : Sump Pump - Basement							
Fixtures								
Generic	100%							

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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		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement: 3rd Floor									
Explanation : 2 Units									
Fire Suppression									
Standpipe									
Generic		100%			2044		* *	1-5	\$32,800
Fire Pump									
Generic		100%			2027		* *	1	\$11,700

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 20-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 3286 **Lot** : 14 **BIN** : 2016589

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$712,400	\$268,900
Interior Architecture		\$737,400	
Electrical		\$986,500	\$279,300
Mechanical			\$327,300
<b>Total</b>		<b>\$2,436,300</b>	<b>\$875,500</b>
Importance Code A		\$712,400	\$268,900
Importance Code B		\$1,599,100	\$606,600
Importance Code C		\$124,800	
<b>Total</b>		<b>\$2,436,300</b>	<b>\$875,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$39,200			
Interior Architecture	\$203,300			\$13,400
Electrical	\$35,300	\$1,400	\$1,500	\$1,900
Mechanical	\$45,100	\$9,900	\$8,400	\$9,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$326,800</b>	<b>\$15,200</b>	<b>\$13,900</b>	<b>\$29,200</b>
Importance Code A	\$42,900	\$3,600	\$3,600	\$3,600
Importance Code B	\$267,800	\$11,600	\$10,200	\$23,100
Importance Code C	\$16,200			\$2,500
<b>Total</b>	<b>\$326,800</b>	<b>\$15,200</b>	<b>\$13,900</b>	<b>\$29,200</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	\$306,700	LIFE	* *	5	\$51,300	
Jnt Mortar Miss/Erod, Extent : Moderate, 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	5%			LIFE	* *	5	\$4,500	
Masonry: Limestone	10%	Now	\$32,700	LIFE	* *	5	\$4,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At Window Sills								
Windows								
Glass Block	2%	Now	\$600	LIFE	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Wall Facing Lower Roof								
Metal Clad	13%	Now	\$76,000	2051	* *	5	\$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Wood	85%	Now	\$268,300	2051	* *	5	\$48,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$61,400	LIFE	* *	5	\$5,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Pre-Cast Concrete	10%			LIFE	* *	5	\$7,500	
Roof								
Modified Bitumen	100%			2026	\$169,400	10	\$29,400	

## Interior

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	20%	Now	\$138,900	2028	**	3	\$16,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$24,000	
Ceramic Tile	5%			2035	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$4,300	
Vinyl Tile 9" X 9"	60%	Now	\$359,600	2036	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$4,900	
Gypsum Board	15%			LIFE	**	5-10	\$25,000	
Plaster	80%	Now	\$124,800	LIFE	**	5	\$23,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Ceilings</b>								
AcousTile,Adhered	50%	Now	\$253,000	2046	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5-10	\$10,300	
Plaster	35%	Now	\$25,000	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

<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>

Under 600 Volts

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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
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$20,600	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2- Main Service Switches Rated @ 400 Amperes Each.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$121,100	5	\$1,000	
Raceway								
Conduit	100%			2026	\$58,800	1		
Panelboards								
Molded Case Bkrs	100%			2025	\$59,200	5	\$1,000	
Wiring								
Braided Cloth	50%	2-4	\$40,200	2051	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Thermoplastic	50%			2026	\$40,200	1		
Motor Controllers								
Locally Mounted	100%			2024	\$29,200	5	\$200	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%	Now	\$459,800	2036	* *			
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Exit, Service	100%	Now	\$12,100	2036	* *	1		
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Exterior Lighting								
HID	10%	Now	\$13,700	2036	* *			
Not in Service, Extent : Light, Area Affected : 100%								
Location : Outside								
No Component	90%							
Alarm								
Security System								
Generic	100%	Now	\$110,000	2036	* *	1	\$12,300	
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fire/Smoke Detection								
Generic, Analog	100%	Now	\$376,500	2036	* *			
Not in Service, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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**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
Heating									
	Energy Source								
	Natural Gas	100%			2036	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : This Is A Vacant Building					
Conversion Equipment									
	Steam Boiler	100%			2031	**	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	100%	0-2	\$25,400	2036	**	4	\$1,800	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Basement					
Terminal Devices									
	Convactor/Radiator	100%			2031	**	1	\$11,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
Conversion Equipment									
	Ext Pkg Unit - Cooling	100%			2021	\$167,800	2	\$2,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 4 Condemn Units					
Heat Rejection									
	Air Condenser Unit	100%			2026	\$72,600	2	\$25,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,400	
Exhaust Fans									
	Roof	100%			2021	\$28,900	2	\$1,100	
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2026	\$86,900	1		
	Galv Iron/Steel	20%	0-2	\$2,200	2024	\$21,700	1		
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Basement					
Water Heater									
	Gas Fired	100%			2021	\$8,500	2	\$500	
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**  
**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
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Not Accessible	100%							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 28-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7  
**Block** : 2947 **Lot** : 18 **BIN** : 2009911

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$332,400	\$504,500
Interior Architecture	\$396,800	\$916,600
Electrical	\$1,103,900	\$991,400
Mechanical	\$277,100	\$2,268,300
<b>Total</b>	<b>\$2,110,200</b>	<b>\$4,680,800</b>
Importance Code A	\$332,400	\$582,300
Importance Code B	\$1,777,700	\$4,098,500
<b>Total</b>	<b>\$2,110,200</b>	<b>\$4,680,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$27,800			
Interior Architecture	\$67,600	\$21,100	\$369,500	\$11,700
Electrical	\$25,900	\$17,300	\$10,800	\$11,500
Mechanical	\$33,100	\$97,100	\$29,600	\$28,400
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
<b>Total</b>	<b>\$188,900</b>	<b>\$170,100</b>	<b>\$444,400</b>	<b>\$86,100</b>
Importance Code A	\$40,200	\$12,700	\$12,400	\$12,400
Importance Code B	\$116,400	\$157,400	\$432,000	\$73,700
Importance Code C	\$32,400			
<b>Total</b>	<b>\$188,900</b>	<b>\$170,100</b>	<b>\$444,400</b>	<b>\$86,100</b>



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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	55%	Now	\$110,500	LIFE	* *	5	\$73,900	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout Facade Facing Alley							
	Sidewalk Shed in Use, Extent : Light, Area Affected : 5%							
	Location : Corner Of Arthur Ave And E. Tremont							
	Spalling, Extent : Light, Area Affected : 5%							
	Location : Throughout Facade Facing Alley							
Masonry: Granite	5%	2-4	\$39,400	LIFE	* *	5	\$5,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	5%			LIFE	* *	5	\$5,000	
Pre-Cast Concrete	35%	2-4	\$77,000	LIFE	* *	5	\$152,900	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 2%							
	Location : Throughout							
Windows								
Aluminum	100%	4+	\$105,500	2031	* *	5	\$25,400	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Parapets								
Cast in Place Concrete	10%			LIFE	* *	5	\$12,200	
Masonry: Brick	90%			LIFE	* *	5	\$10,600	
Roof								
Modified Bitumen	100%	0-2	\$27,800	2023	\$277,700			
	Blisters, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Patching Evident, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	15%			2019	\$355,400	3	\$42,200	
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000	
Ceramic Tile	5%			2026	\$179,900	5	\$9,400	
Mosaic Tile	5%			2028	* *	5	\$23,400	
Terrazzo	15%			LIFE	* *	5	\$22,000	
Vinyl Tile	10%	0-2	\$157,800	2033	* *	3	\$7,000	
	Worn/Eroded, Extent : Moderate, Area Affected : 80%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : First Floor And Throughout							
	Explanation : 9x9 Tiles							
Vinyl Tile	40%			2023	\$631,300	3	\$37,500	

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**  
**BERGEN BUILDING**  
**Asset # : 2059**

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

## Interior

## Interior Walls

Ceramic Tile	3%			2032	**	5	\$5,400
Concrete Masonry Unit	10%	0-2	\$8,000	LIFE	**	5	\$7,300

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

Location : Basement

Gypsum Board	15%			LIFE	**	5	\$16,300
Metal Panel	15%			LIFE	**		
Marble Panels	2%			LIFE	**		
Plaster	15%	0-2	\$21,600	LIFE	**	5	\$8,200

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Stairwells, 7th Floor Elevator Lobby

Paint Peeling, Extent : Moderate, Area Affected : 10%

Location : Corridors

Plaster	40%			LIFE	**	5	\$21,800
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## Ceilings

AcousTile,Adhered	15%	0-2	\$25,900	2028	**	5	\$14,100
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Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Fifth Floor Offices 510-512 &amp; Throughout

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

Location : Fifth Floor Offices 510-512, Throughout

AcousTileSusp.Lay-In	10%			2028	**	5	\$18,700
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Exposed Concrete	20%	Now	\$238,900	LIFE	**	5	\$5,900
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Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : West Side Basement

Exposed Reinforcement, Extent : Moderate, Area Affected : 20%

Location : Near Foundation Wall On West Side

Plaster	55%			LIFE	**	5	\$64,400
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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%			2023	\$77,900	5	\$500
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Disconnect Service Switch Rated At 2500 Amps

## Switchgear / Switchboard

Molded Case Bkrs	100%			2023	\$242,100	5	\$3,300
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## Raceway

Conduit	100%			2023	\$151,300	1	
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## Panelboards

Molded Case Bkrs	70%			2022	\$134,800	5	\$2,300
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Molded Case Bkrs	30%			2031	**	5	\$1,000
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BERGEN BUILDING**  
**Asset # : 2059**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$232,000	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2033	* *	1		
Motor Controllers								
Locally Mounted	100%			2021	\$29,200	5	\$800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	* *	5	\$1,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
Stand-by Power								
Transfer Switches								
Automatic	50%			2021	\$4,400	1	\$19,300	
Automatic	50%			2021	\$4,400	1	\$19,300	
Generators								
Diesel	100%			2019	\$72,500	1	\$48,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 82.5 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$4,600	
Fuel Storage								
Main Tank	100%			2026	\$15,000	5	\$3,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
<i>Explanation : 250 Gallons</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2028	* *	10	\$103,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%	Now	\$156,900	2033	* *			
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Exit, Service	50%			2031	* *	1		
Exit, Battery	50%			2018	\$70,800	10	\$4,200	
Exterior Lighting								
HID	100%			2018	\$468,400	10	\$400	
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2023	\$385,400	1-3	\$23,800	

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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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2043	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Vault						
			Explanation : (2) 5000 Gallon Tanks						
	Conversion Equipment								
	Steam Boiler	100%			2028	* *	1	\$124,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : (3) Dual Fuel Steam Boilers						
	Distribution								
	Steam Piping/Pump	100%			2023	\$865,900	4	\$6,200	
	Terminal Devices								
	Convactor/Radiator	100%			2021	\$1,171,500	1	\$40,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Heat Pump	20%			2024	\$900	2	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sixth Floor Fan Room						
			Explanation : (2) Water Sourced Heat Pumps						
	Int Pkg Unit - Cooling	10%			2024	\$159,700	2	\$800	
	Window/Wall Unit	70%			2018	\$178,500	1		
	Heat Rejection								
	Water Cool Tower	20%			2024	\$71,200	2	\$25,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : Dry Cooler Works With Water Sourced Heat Pumps						
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$14,000	
	No Component	80%							
	Exhaust Fans								
	Roof	100%			2018	\$98,600	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%	0-2	\$7,400	2028	* *	1		
			Corroded, Extent : Moderate, Area Affected : 50%						
			Location : Supply Pipe Connects To Water Main In Basement						
	Water Heater								
	Gas Fired	100%			2018	\$28,900	2	\$1,800	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$3,500	LIFE	* *	1		
		Cracked, Extent : Light, Area Affected : 5%							
		Location : Basement, Near Entrance To Boiler Room							
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2018	\$11,000	4	\$2,500	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2028	* *	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) I-7, (1) B-7							
		Explanation : 5 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$63,100	
		Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
		Location : Westside Of Building's Facade							
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sprinkler								
	No Component	80%							
	Generic	20%			2043	* *	1-2	\$7,000	
	Fire Pump								
	Generic	100%			2032	* *	1	\$23,400	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 28-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,10  
**Block** : 2454 **Lot** : 1 **BIN** : 2002704

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$4,016,600	\$572,600
Interior Architecture	\$2,284,000	\$14,755,000
Electrical	\$6,669,000	\$2,382,200
Mechanical	\$3,298,300	\$12,803,600
<b>Total</b>	<b>\$16,267,800</b>	<b>\$30,513,400</b>
Importance Code A	\$6,438,100	\$630,900
Importance Code B	\$9,252,100	\$19,495,600
Importance Code C	\$577,600	\$10,386,800
<b>Total</b>	<b>\$16,267,800</b>	<b>\$30,513,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$16,100			
Interior Architecture	\$213,300	\$21,100		\$2,294,400
Electrical	\$51,600	\$49,900	\$60,800	\$48,100
Mechanical	\$179,500	\$283,100	\$211,400	\$309,800
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
<b>Total</b>	<b>\$608,900</b>	<b>\$502,500</b>	<b>\$420,600</b>	<b>\$2,800,800</b>
Importance Code A	\$16,100	\$49,700	\$50,300	\$50,300
Importance Code B	\$592,800	\$452,800	\$370,400	\$2,725,800
Importance Code C				\$24,800
<b>Total</b>	<b>\$608,900</b>	<b>\$502,500</b>	<b>\$420,600</b>	<b>\$2,800,800</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	3%	0-2	\$263,900	LIFE	* *	5	\$78,700		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Cooling Tower Area								
Masonry: Brick	12%	0-2	\$188,200	LIFE	* *	5	\$63,000		
	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	\$2,272,300	LIFE	* *	5	\$314,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Slate Panels	2%			LIFE	* *	5	\$7,900		
Windows									
Aluminum	100%	0-2	\$289,100	2032	* *	5	\$34,800		
	Air Infiltration, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 50%								
	Location : Exterior Surfaces								
	Explanation : Dirty Glass								
Parapets									
Cast in Place Concrete	40%	0-2	\$70,800	LIFE	* *	5	\$116,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Expansion Jnt Failure, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Brick	10%	0-2	\$16,100	LIFE	* *	5	\$2,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Limestone	40%	0-2	\$116,700	LIFE	* *	5	\$14,100		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Metal Rail	10%	2-4	\$74,300	2044	* *	5	\$20,000	2	
	Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
	Location : Throughout								

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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)	90%	2-4	\$741,300	2034		* *			
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 40%									
Location : Annex									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : At Lower Floor Setbacks									
Worn/Eroded, Extent : Light, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Setback Areas At Lower Floors									
Explanation : Pigeon Waste Accumulation									
Traffic Topping	10%			2034		* *	10	\$30,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
Carpet	20%	2-4	\$213,300	2020	\$2,132,700	3	\$252,900		
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%									
Location : Throughout									
Cast in Place Concrete	15%	Now	\$130,300	LIFE		* *	5	\$276,600	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%									
Location : Loading Dock Over Lm Level									
Recent Replace Evident, Extent : Moderate, Area Affected : 10%									
Location : Parking Garage									
Water Penetration, Extent : Moderate, Area Affected : 100%									
Location : Over Lm Level									
Other Observation, Extent : Severe, Area Affected : 60%									
Location : Basement- Near Electrical Room Corridors									
Explanation : Plywood Covering Concrete Trenches									
Ceramic Tile	5%			2033		* *	5	\$42,200	
Terrazzo	10%	Now	\$194,200	LIFE		* *	5	\$65,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Main Lobby									
Vinyl Tile	50%	Now	\$710,300	2024	\$3,551,500	3	\$158,100		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									

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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%	Now	\$67,700	2033	* *	5	\$24,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Public Restroom On Lm Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Public Restroom On Lm Level								
Concrete Masonry Unit	10%	Now	\$109,000	LIFE	* *	5	\$39,600	
Vertical Cracks, Extent : Severe, Area Affected : 10%								
Location : Roof Stair D, Basement - Electrical Room								
Fabric on Framing	10%			2025	\$9,997,500	5	\$49,500	
Gypsum Board	33%	0-2	\$67,200	LIFE	* *	5	\$196,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	5%	4+	\$38,300	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	5%	0-2	\$197,000	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	25%	Now	\$98,500	LIFE	* *	5	\$74,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor Near Judges Garage On Lm Level								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near Judges Garage On Lm Level								
SGFT/Glazed Masonry	5%			LIFE	* *			
Wood	2%			LIFE	* *	5	\$79,300	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	40%	Now	\$270,300	2029	* *	5	\$210,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 8th Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Rooms On Lm Level</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Rooms On Lm Level</i>								
AcousTileSusp.Lay-In	25%	Now	\$337,900	2037	* *	5	\$105,400	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout,Corridor(s)</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridors On Lm Level</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout,Corridor(s)</i>								
Exposed Concrete	20%			LIFE	* *	5	\$26,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair D To Roof</i>								
Gypsum Board	15%	0-2	\$63,400	LIFE	* *	5	\$158,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 12%</i>								
<i>Location : Throughout</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2024	\$58,400	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 3000 Amps And Two 2000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2050	* *	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 4000 Amps</i>								
<b>Transformers</b>								
Dry Type	100%			2041	* *	5	\$1,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Total Of 75 - Different Ratings</i>								

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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
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	50%			2024	\$242,100	5	\$1,100	
Fused Disc Sw	50%			2050	* *	5	\$1,100	
Raceway								
Conduit	30%			2034	* *	1		
Conduit	70%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5	\$1,200	
Molded Case Bkrs	90%			2046	* *	5	\$11,900	
Wiring								
Thermoplastic	60%			2024	\$536,000	1		
Thermoplastic	40%			2050	* *	1		
Motor Controllers								
Locally Mounted	30%			2022		5	\$1,000	
Motor Control Center	70%			2041	* *	5	\$9,600	
Ground								
Grounding Devices								
Generic	90%			LIFE	* *	5	\$6,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Main							
Generic	10%			LIFE	* *	5	\$700	
	Other Observation, Extent : Moderate, 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 1500 Kw Caterpillar Genset							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$18,600	
Fuel Storage								
Day Tank	50%			2046	* *	5	\$46,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : One 275 Gallons							
Main Tank	50%			2027	* *	5	\$7,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 10000 Gallons							

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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
Lighting								
Interior Lighting								
Fluorescent	85%			2029	* *	10	\$391,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Using T-12 Lamps							
Incandescent	15%			2019	\$4,193,800	2	\$1,700	
Egress Lighting								
Emergency, Service	50%			2019	\$122,300	1		
Exit, Service	50%			2019	\$82,900	1		
Exterior Lighting								
HID	100%			2019	\$1,878,600	10	\$1,500	
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	* *	1	\$37,500	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	\$1,545,600	1-3	\$92,800	
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%			2044	* *	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							
Conversion Equipment								
Steam Boiler	100%	2-4	\$2,421,500	2044	* *	1	\$447,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Boiler Room							
	Other Observation, Extent : Light, Area Affected : 1%							
	Location : 10th Floor Boiler Room							
	Explanation : 2 Units - 2 Heat Exchangers Convert Steam To Hot Water							
Distribution								
Hot Wtr Piping/Pump	70%			2032	* *	4	\$17,300	
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Throughout							
	Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators							
Steam Piping/Pump	30%			2034	* *	4	\$11,100	

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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
Heating								
Terminal Devices								
Air Handler	30%	Now	\$40,200	2024	\$804,600	1	\$83,800	
	Malfunctioning, Extent : Moderate, Area Affected : 10%							
	Location : Pneumatic Control System							
Fan Coil Unit/Heat	70%			2024	\$5,213,800	1	\$113,500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	99%			2039	* *	1	\$537,800	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Chillers							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 3 Units In 10th Floor, And One Unit On Roof							
	Explanation : 4 Units							
Ext Pkg Unit - Cooling	1%			2029	* *	2	\$300	
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$24,700	
Terminal Devices								
Air Handler/Cool/Ht	50%			2029	* *	1	\$155,200	
Fan Coil - Cool/Heat	50%			2024	\$4,708,300	1	\$81,100	
Heat Rejection								
Water Cool Tower	100%			2028	* *	2	\$505,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Explanation : 2 Units							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$214,700	LIFE	* *	2-5	\$279,900	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
	Location : 10th Floor							
Exhaust Fans								
Interior	100%			2024	\$549,900	2	\$15,400	
Plumbing								
H/C Water Piping								
Brass/Copper	10%			2044	* *	1		
Galv Iron/Steel	90%	Now	\$133,700	2022	\$1,337,100	1		
	Booster Pump w/Tank, Extent : Moderate, Area Affected : 5%							
	Location : Basement							
HW Heat Exchanger								
HTHW/HW	100%			2050	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 2 Units							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Plumbing</b>								
Sanitary Piping Cast Iron	100%	Now	\$54,000	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northeast Side Street Sewer</i>								
Storm Drain Piping Cast Iron	100%	Now	\$34,700	LIFE	* *	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Garage Level And Basement Of Main Building With Heavy Rain</i>								
Sump Pump(s) Rigid Piping	100%	0-2	\$11,000	2034	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sewage Ejector(s) Electric	100%	0-2	\$11,000	2034	* *	4	\$1,600	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer Generic	100%			2029	* *	1	\$30,700	
Fixtures Generic	100%							
<b>Vertical Transport</b>								
Elevators Geared Traction	90%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 90%</i>								
<i>Location : (6) Lm-8 (4) B-9 (1) B-10</i>								
<i>Explanation : 11 Units</i>								
Hydraulic	10%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : G-4th Floor</i>								
<i>Explanation : 2 Units</i>								
Escalators Under 20' Rise	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : (2) Lm - M (2) M-1 (2) 1-2</i>								
<i>Explanation : 6 Units</i>								
<b>Fire Suppression</b>								
Standpipe Generic	100%			2050	* *	1-5	\$262,500	
Sprinkler No Component	70%							
Generic	30%			2044	* *	1-2	\$42,200	
<i>Dry System, Extent : Light, Area Affected : 15%</i>								
<i>Location : Dry In Garage And Wet At 1st Floor, Basement</i>								
Fire Pump Generic	100%			2020	\$368,500	1	\$93,700	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 27-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,L1,L2  
**Block** : 2444 **Lot** : 32 **BIN** : 2113095

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$4,332,400	\$1,376,800
Interior Architecture	\$1,790,600	\$2,753,900
Electrical		\$470,300
Mechanical	\$2,083,400	\$2,348,100
<b>Total</b>	<b>\$8,206,500</b>	<b>\$6,949,100</b>
Importance Code A	\$4,332,400	\$1,376,800
Importance Code B	\$3,800,600	\$4,304,700
Importance Code C	\$73,500	\$1,267,700
<b>Total</b>	<b>\$8,206,500</b>	<b>\$6,949,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$26,100			\$3,800
Interior Architecture	\$1,132,000		\$27,400	\$219,300
Electrical	\$111,900	\$78,300	\$78,300	\$112,700
Mechanical	\$281,200	\$247,400	\$392,600	\$232,900
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
<b>Total</b>	<b>\$1,753,300</b>	<b>\$527,800</b>	<b>\$700,400</b>	<b>\$770,800</b>
Importance Code A	\$62,300	\$36,200	\$36,200	\$40,000
Importance Code B	\$1,691,000	\$491,600	\$664,200	\$730,800
<b>Total</b>	<b>\$1,753,300</b>	<b>\$527,800</b>	<b>\$700,400</b>	<b>\$770,800</b>



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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
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	65%	0-2	\$3,830,000	LIFE	* *	5	\$794,200	
Glazing Broken/Cracked, Extent : Light, Area Affected : 20%								
Location : Seventh Floor Law Library								
Metal Panel	20%	0-2	\$46,400	2045	* *	5	\$244,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Granite Panels	5%			LIFE	* *	5	\$24,400	
Pre-Cast Concrete	10%			LIFE	* *	5	\$211,800	
Windows								
Metal Louvers	10%			2034	* *	10		
No Component	90%							
Parapets								
Metal Panel	10%			2045	* *	5	\$7,700	
Metal Rail	90%			2038	* *	5-10	\$322,000	
Roof								
IRMA/Protected Membrane	4%	Now	\$26,100	2030	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	4%	Now	\$46,100	2038	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 100%								
Location : Over 2nd Floor Ramp To Jury Waiting Room								
Modified Bitumen	90%	Now	\$214,300	2030	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Skylight, Metal/Glass	2%			2045	* *	10	\$27,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : 2 Units								
Interior								
Floors								
Carpet	40%	0-2	\$1,109,400	2024	\$5,547,100	3	\$657,800	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	10%	4+	\$22,600	LIFE	* *	5	\$239,800	
Loose/Delam Surface, Extent : Light, Area Affected : 25%								
Location : Boiler Room								
Paint Peeling, Extent : Moderate, Area Affected : 25%								
Location : Elevator Machine Room 1004								
Ceramic Tile	5%			2034	* *	5	\$54,800	
Granite Panels	15%			LIFE	* *	5	\$123,300	
Terrazzo	30%	0-2	\$1,022,800	LIFE	* *	5	\$257,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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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									
Ceramic Tile	8%			2034	* *	5	\$147,000		
Gypsum Board	75%			LIFE	* *	5	\$826,700		
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Elevator Room 1031									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Granite Panels	12%			LIFE	* *				
Wood	5%			LIFE	* *	5	\$367,400		
Ceilings									
AcousTileSusp.Lay-In	58%	0-2	\$254,900	2038	* *	5	\$318,000		
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
Gypsum Board	40%	0-2	\$439,500	LIFE	* *	5	\$548,200		
Water Penetration, Extent : Light, Area Affected : 2%									
Location : 6th Floor & Ceiling Above Jury Assembly Ramp									
Metal Panel	2%			LIFE	* *	5	\$27,400		

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	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 4- 5000 Amps Services								
Transformers								
Dry Type	100%			2042	* *	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Various Kva Ratings								
Switchgear / Switchboard								
Fused Disc Sw	100%			2051	* *	5	\$3,100	
Raceway								
Conduit	100%			2051	* *	1		
Panelboards								
Fused Disc Sw	10%			2047	* *	5	\$1,700	
Molded Case Bkrs	90%			2047	* *	5	\$17,400	
Wiring								
Thermoplastic	100%			2051	* *	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2042	* *	5	\$500	
Motor Control Center	80%			2042	* *	5	\$16,000	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : First, Seventh And Mezzanine Floors</i>								
<i>Explanation : Both Sides</i>								
Motor Control Center	10%			2042	* *	5	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mezzanine</i>								
<i>Explanation : Used For Smoke Purge</i>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2042	* *	1	\$225,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : At Various Locations</i>								
<i>Explanation : Multiple Units</i>								
Generators								
Diesel	100%			2038	* *	1	\$283,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1000 Kva</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$27,100	
Fuel Storage								
Day Tank	20%			2047	* *	5	\$27,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 275 Gals</i>								
Main Tank	80%			2060	* *	5	\$17,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 10,000 Gals, Shared With Boiler</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2033	* *	10	\$335,900	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	20%			2033	* *	10	\$134,400	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
HID	30%			2033	* *	10	\$7,100	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Egress Lighting								
Exit, LED	60%			2060	**	1		
Exit, Service	10%			2033	**	1		
Exit, Battery	30%			2033	**	10	\$14,800	
Exterior Lighting								
HID	100%			2033	**	10	\$2,200	
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2060	**	5	\$21,500	
<b>Alarm</b>								
Security System								
Generic	100%			2033	**	1	\$273,600	
Fire/Smoke Detection								
Generic, Digital	100%			2033	**			
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Vault</i> <i>Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel Oil</i>								
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$362,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Explanation : 3 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$54,200	
Terminal Devices								
Air Handler	35%			2030	**	1	\$158,500	
Convactor/Radiator	60%			2038	**	1	\$142,000	
Unit Heater-Stm/HW	5%	Now	\$140,600	2030	**	4	\$3,400	
<i>Other Observation, Extent : Severe, Area Affected : 30%</i> <i>Location : Sallyport</i> <i>Explanation : Insufficient Heating Capacity For This Area</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
<i>Other Observation, Extent : Light, Area Affected : 33%</i> <i>Location : Chiller Room</i> <i>Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator</i>								

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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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	90%			2034	**	1	\$713,400	
Int Pkg Unit - Cooling	10%	Now	\$934,800	2030	**	2	\$3,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%								
Location : Unit 2, 8, 9, 19								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Inadequate Condenser Water Flow To Operate Equipment using Refrigerant Hcfc 123								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$54,200	
Corroded, Extent : Light, Area Affected : 2%								
Location : Next To Water Cooling Tower								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$453,000	
Heat Rejection								
Water Cool Tower	100%	Now	\$833,400	2026	\$2,083,500	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%			2030	**	2	\$21,300	
Roof	5%			2030	**	2	\$1,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater								
Gas Fired	100%			2023	\$168,900	2	\$10,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units - 250 Gallons								
Sanitary Piping								
Cast Iron	100%	Now	\$78,800	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : S W Corner House Sewer								
Explanation : Section Of Sagging Piping Needs Replacement								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2033	**	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2030	**	4	\$2,500	

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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
Plumbing									
	Backflow Preventer								
	Generic	100%			2030	* *	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 : (12) S B-9, (8) S B-6, (1) 1-7						
			Explanation : 21 Units						
	Hydraulic	5%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : B-2						
			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%			2045	* *	1-5	\$369,300	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$205,200	
	Fire Pump								
	Generic	100%			2034	* *	1	\$136,800	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 07-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,6,8,10  
**Block** : 2462 **Lot** : 39 **BIN** : 2101266

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$987,500	\$130,100
Interior Architecture		\$229,900	\$203,600
Electrical			\$87,100
<b>Total</b>		<b>\$1,217,400</b>	<b>\$420,900</b>
Importance Code A		\$987,500	\$130,100
Importance Code B		\$128,700	\$188,200
Importance Code C		\$101,100	\$102,600
<b>Total</b>		<b>\$1,217,400</b>	<b>\$420,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,000		\$200	
Interior Architecture	\$187,200		\$189,300	\$23,300
Electrical	\$25,500	\$7,000	\$9,200	\$7,000
Mechanical	\$91,800	\$39,700	\$64,600	\$34,700
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
<b>Total</b>	<b>\$401,500</b>	<b>\$112,500</b>	<b>\$329,300</b>	<b>\$130,900</b>
Importance Code A	\$36,000	\$4,900	\$5,200	\$4,900
Importance Code B	\$278,500	\$107,600	\$324,100	\$122,300
Importance Code C	\$87,000			\$3,700
<b>Total</b>	<b>\$401,500</b>	<b>\$112,500</b>	<b>\$329,300</b>	<b>\$130,900</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	\$42,600	LIFE	* *	5	\$5,400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Rear (east) Facade, Street Level							
Masonry: Brick Cavity	68%	0-2	\$311,600	LIFE	* *	5	\$83,900	
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%							
	Location : Bulkhead And Throughout							
	Jnt 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 Bldg							
Masonry: Sandstone	5%	0-2	\$9,400	LIFE	* *	5	\$4,600	
	Open Joints, Extent : Moderate, Area Affected : 15%							
	Location : Bulkhead							
Metal/Glass Curt Wall	20%	0-2	\$387,900	LIFE	* *	5	\$46,300	
	Air Infiltration, Extent : Light, Area Affected : 60%							
	Location : Throughout							
	Glazing Clouded, Extent : Moderate, Area Affected : 20%							
	Location : North Facade @ Main Stair							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 20%							
	Location : 5th Floor At Main Stair (north Facade)							
Windows								
Aluminum	90%	Now	\$207,000	2042	* *	5	\$12,500	
	Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%							
	Location : 1st Floor, West Facade							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Upper Floors							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Various Rooms On Upper Floors - South Facade, 10th Floor Elev Lobby							
Metal Louvers	10%	4+	\$4,100	2035	* *			
	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	* *	5-10	\$3,700	
Masonry: Sandstone	5%			LIFE	* *	5-10	\$2,200	
Metal Rail	75%	4+	\$7,200	2039	* *	5	\$19,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner - 6th Floor								
Stucco Cement	5%			2039	* *	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$38,400	2031	* *			
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								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Modified Bitumen	10%			2026	\$17,100	10	\$3,000	
Skylight, Plastic	5%			2039	* *	1		
Sloped Glazing	3%	Now	\$5,200	LIFE	* *	5	\$11,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Entrance Canopy								
Interior								
Floors								
Carpet	10%			2019	\$189,300	3	\$29,900	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE	* *	5	\$65,500	
Ceramic Tile	5%			2035	* *	5	\$7,500	
Granite Panels	10%			LIFE	* *	5	\$22,500	
Terrazzo	20%			LIFE	* *	5	\$46,800	
Vinyl Tile	45%	2-4	\$56,700	2031	* *	3	\$25,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Uneven Substrate, Extent : Moderate, Area Affected : 10%								
Location : 7th Floor Corridor								

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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	
Interior									
Interior Walls									
Ceramic Tile	5%			2035	**	5	\$7,300		
Concrete Masonry Unit	10%			LIFE	**	5	\$11,700		
Glass: Single Pane	5%	4+	\$21,800	LIFE	**	5	\$5,500		
Other Observation, Extent : Moderate, Area Affected : 35%									
Location : At Main Stair - All Levels									
Explanation : Clouded / Staining									
Gypsum Board	50%	Now	\$30,100	LIFE	**	5	\$44,000		
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Lelev Lobby									
Masonry: Brick	15%	4+	\$42,500	LIFE	**				
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
Granite Panels	5%	4+	\$29,100	LIFE	**				
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Entrance Lobby									
Explanation : Staining/coloring									
Wood	10%			LIFE	**	5	\$117,300		
Ceilings									
AcousTileSusp.Lay-In	60%	0-2	\$72,000	2039	**	5	\$44,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : At Dividing Walls - Upper Floors									
Exposed Concrete	10%			LIFE	**	5-10	\$18,700		
Gypsum Board	30%	Now	\$9,000	LIFE	**	5	\$56,100		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Various Rooms On Upper Floors, 10th Floor Lelev Lobby									

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%			2046	* *	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Electrical Service Rated At 6000 Amps									
Transformers									
Dry Type		100%			2039	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Multiple Units - Various Sizes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2046	* *	5	\$2,600	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Raceway								
Conduit	100%			2046	* *	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	\$2,600	
Wiring								
Thermoplastic	100%			2046	* *	1		
Motor Controllers								
Locally Mounted	5%			2039	* *	5		
Motor Control Center	95%			2039	* *	5	\$2,600	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Water Main</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2039	* *	1	\$30,800	
Generators								
Diesel	100%			2035	* *	1	\$38,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : No Rating Available</i>								
Batteries								
Nickel Cadmium	100%			2021	\$1,500	5	\$22,300	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$9,300	
Main Tank	50%			2054	* *	5	\$1,500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2031	* *	10	\$87,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Incandescent	5%			2031	* *	2	\$100	
Egress Lighting								
Emergency, Service	100%			2031	* *	1		
Exterior Lighting								
HID	20%			2031	* *	10	\$100	
No Component	80%							
<b>Alarm</b>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	* *			

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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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2046	* *	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : (1) 6,000 Gallon Tank						
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$49,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Mechanical Equipment Room Explanation : (2) Dual Fuel Hot Water Boilers						
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$7,400	
	Terminal Devices								
	Air Handler	50%			2031	* *	1	\$30,900	
	Convactor/Radiator	50%			2039	* *	1	\$16,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2035	* *	1	\$108,200	
			Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Mechanical Equipment Room Explanation : 2 Rotary Screw Chillers, Refrigerant R-22						
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2046	* *	4	\$7,400	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	* *	1	\$61,800	
	Heat Rejection								
	Water Cool Tower	100%			2027	* *	2	\$100,600	
			Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Roof						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$88,300	
	Exhaust Fans								
	Roof	10%			2031	* *	2	\$300	
	No Component	90%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Basement And Sixth Floor Explanation : Equipment Covered Under Heating And Cooling Section Of This Report						
Plumbing									

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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									
	H/C Water Piping								
	Brass/Copper	98%			2046	* *	1		
	Brass/Copper	2%	0-2	\$5,900	2056	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : Deteriorating Roof Tank Shingles								
	Water Heater								
	Gas Fired	100%			2021	\$23,100	2	\$1,500	
	Recent Repair Evident, Extent : Light, 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)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$6,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor Thru Tenth Floor								
	Explanation : 6 Units								
	Escalators								
	Over 20' Rise	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lower Floors								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$50,400	
	Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Sprinkler								
	Generic	100%			2046	* *	1-2	\$28,000	
	Fire Pump								
	Generic	100%			2035	* *	1	\$18,700	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 20-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,etc  
**Block** : 4832 **Lot** : 9 **BIN** : 2063174

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$201,300	\$98,700
Interior Architecture		\$308,200	\$569,900
Electrical			\$222,800
Mechanical		\$95,700	\$161,300
<b>Total</b>		<b>\$605,200</b>	<b>\$1,052,700</b>
Importance Code A		\$201,300	\$98,700
Importance Code B		\$311,200	\$954,000
Importance Code C		\$92,700	
<b>Total</b>		<b>\$605,200</b>	<b>\$1,052,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$84,100			
Interior Architecture	\$29,300	\$22,500	\$12,100	\$11,200
Electrical	\$35,000	\$200	\$200	\$300
Mechanical	\$12,900	\$1,800	\$5,800	\$1,800
<b>Total</b>	<b>\$161,300</b>	<b>\$24,400</b>	<b>\$18,100</b>	<b>\$13,300</b>
Importance Code A	\$84,900	\$700	\$700	\$700
Importance Code B	\$62,600	\$23,700	\$13,700	\$12,600
Importance Code C	\$13,900		\$3,700	
<b>Total</b>	<b>\$161,300</b>	<b>\$24,400</b>	<b>\$18,100</b>	<b>\$13,300</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**  
**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	\$197,300		
Masonry: Granite	5%			LIFE	* *	5	\$9,300		
Masonry: Limestone	10%			LIFE	* *	5	\$18,500		
Wood	5%	Now	\$64,100	2031	* *	5	\$15,400		
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : At Dormers And Tower									
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : At Dormers And Tower									
Windows									
Aluminum	95%			2042	* *	5	\$26,300		
Wood	5%	Now	\$38,500	2051	* *	5	\$6,900		
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Basement									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	* *	5-10	\$5,200		
Masonry: Brick	20%			LIFE	* *	5-10	\$5,000		
No Component	75%								
Roof									
Built-Up (BUR)	10%	Now	\$13,500	2036	* *			1	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Juction Of Carriage House, Meeting Room B									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Meeting Room B									
Copper/Terne	40%	Now	\$15,800	2054	* *				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Attic Office									
Metal Panel	30%	Now	\$19,900	2031	* *			1	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Carriage House									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Over Carriage House									
Modified Bitumen	15%			2026	\$25,700	10	\$4,400		
Skylight, Metal/Glass	5%			2036	* *	10	\$4,900		
Interior									

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2025	\$94,700	3	\$11,200	
Cast in Place Concrete	5%	Now	\$15,400	LIFE	* *	5	\$16,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2035	* *	5	\$7,500	
Vinyl Tile	40%	0-2	\$100,900	2026	\$504,400	3	\$22,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2034	* *	3	\$14,000	
Wood	20%			2041	* *	5	\$56,100	
<b>Interior Walls</b>								
Ceramic Tile	5%			2039	* *	5	\$7,300	
Gypsum Board	30%			LIFE	* *	5-10	\$74,800	
Masonry: Brick	5%			LIFE	* *	10	\$2,200	
Plaster	55%			LIFE	* *	5-10	\$68,500	
Plaster	5%	Now	\$11,700	LIFE	* *	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2043	* *	5	\$44,900	
Plaster	50%			LIFE	* *	5-10	\$128,600	
Plaster	20%			LIFE	* *	5-10	\$51,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Rom B</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	50%			2036	* *	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Fused Disc Sw	50%			2026	\$2,400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2026	\$96,900	5	\$400	

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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
Under 600 Volts									
	Raceway								
	Conduit	20%			2036	* *	1		
	Conduit	80%			2026	\$22,000	1		
	Panelboards								
	Fused Disc Sw	5%			2034	* *	5		
	Molded Case Bkrs	20%			2034	* *	5	\$100	
	Molded Case Bkrs	75%			2025	\$22,200	5	\$300	
	Wiring								
	Braided Cloth	75%	2-4	\$34,700	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	25%			2036	* *	1		
Ground									
	Grounding Devices								
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Covered With Insulation							
	Generic	50%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	* *	10	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	60%			2026	\$112,800	10	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	7%			2026	\$13,200	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	2%			2026		10		
	Incandescent	1%			2026	\$1,900	2		
	Egress Lighting								
	Emergency, Battery	50%			2031	* *	10	\$1,800	
	Exit, Service	50%			2031	* *	1		
	Exterior Lighting								
	HID	5%			2026	\$2,800	10		
	No Component	95%							
Alarm									

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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	

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\* \*

1

\$1,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : CCTV And Intrusion Alarm System*

## Fire/Smoke Detection

Generic, Digital

100%

2031

\* \*

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

Fuel Oil No 2

75%

2036

\* \*

5

\$3,500

Natural Gas

25%

2036

\* \*

1

## Conversion Equipment

Furnace

25%

2021

\$4,500

1

\$1,900

*Other Observation, Extent : Light, Area Affected : 25%**Location : Lower Roof**Explanation : 1 Roof Top Package Unit*

Hot Water Boiler

75%

2039

\* \*

1

\$5,600

*Other Observation, Extent : Light, Area Affected : 75%**Location : Basement Boiler Room**Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump

75%

2025

\$56,000

4

\$800

No Component

25%

## Terminal Devices

Convactor/Radiator

75%

2024

\$105,300

1

\$3,600

No Component

25%

**Air Conditioning**

## Energy Source

Electricity

100%

2034

\* \*

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
Air Conditioning									
Conversion Equipment									
	Int Pkg Unit - Cooling	50%			2020	\$95,700	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 5 Units, Various							
	Ext Pkg Unit - Heating/Cooling	25%			2021	\$24,500	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit On Lower Roof							
	Split Unit	25%			2026	\$17,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 3 Units, Lower Roof							
Terminal Devices									
	Fan Coil - Cooling	25%			2026	\$28,600	1	\$1,200	
	No Component	75%							
Heat Rejection									
	Air Condenser Unit	25%			2026	\$7,400	2	\$2,600	
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	75%			LIFE	* *	2-5	\$9,900	
	No Component	25%							
Exhaust Fans									
	Interior	65%			2021	\$10,700	2	\$300	
	Roof	35%			2026	\$4,100	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2036	* *	1		
Water Heater									
	Gas Fired	100%			2019	\$3,500	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2017	\$6,600	4	\$2,500	
Fixtures									
	Generic	100%							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : **31-May-2013** **Landmark Status** : **EXTERIOR LANDMARK**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,4,p**  
**Block** : **139** **Lot** : **1** **BIN** : **3000256**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$246,000	\$289,400
Interior Architecture	\$195,600	\$893,900
Electrical	\$382,900	\$419,600
Mechanical		\$102,900
<b>Total</b>	<b>\$824,600</b>	<b>\$1,705,800</b>
Importance Code A	\$246,000	\$289,400
Importance Code B	\$578,600	\$562,900
Importance Code C		\$853,500
<b>Total</b>	<b>\$824,600</b>	<b>\$1,705,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$3,100		\$5,300	
Interior Architecture	\$77,400		\$4,900	\$13,600
Electrical	\$2,400	\$1,400	\$17,400	\$1,700
Mechanical	\$53,100	\$10,300	\$22,000	\$12,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$143,800</b>	<b>\$19,600</b>	<b>\$57,500</b>	<b>\$36,000</b>
Importance Code A	\$5,800	\$2,800	\$8,100	\$2,800
Importance Code B	\$106,700	\$16,800	\$49,300	\$31,400
Importance Code C	\$31,300			\$1,800
<b>Total</b>	<b>\$143,800</b>	<b>\$19,600</b>	<b>\$57,500</b>	<b>\$36,000</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**  
**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%	4+	\$1,900	2034	**	5	\$9,300		
Paint Peeling, Extent : Moderate, Area Affected : 15%									
Location : Tower									
Windows									
Wood	100%	2-4	\$192,000	2032	**	5	\$78,900	2	
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Broken/Missing Elements, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Parapets									
Masonry: Limestone	90%			LIFE	**	5	\$2,000		
Metal Cornice	10%	2-4	\$1,200	2039	**				
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
Copper/Terne	5%			2039	**	10	\$5,300		
Metal Panel	70%			2029	**	10	\$54,000		
Sloped Glazing	25%			LIFE	**	5	\$140,200		
Interior									
Floors									
Carpet	30%	2-4	\$32,700	2023	\$327,200	3	\$35,500		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
Cast in Place Concrete	5%			LIFE	**	5	\$8,600		
Ceramic Tile	5%	2-4	\$4,100	2033	**	5	\$2,000		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Mosaic Tile	5%			2029	**	5	\$9,900		
Marble Panels	45%	2-4	\$139,300	LIFE	**	5	\$26,600		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Wood	10%	4+	\$56,400	2027	**	5	\$7,400		
Deteriorated Finish, Extent : Severe, Area Affected : 40%									
Location : Throughout									
Interior Walls									
Cast in Place Concrete	5%			LIFE	**				
Fabric on Framing	5%			2025	\$795,800	5	\$3,600		
Marble Panels	30%			LIFE	**				
Plaster	50%	2-4	\$31,300	LIFE	**	5	\$21,600		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Wood	10%			LIFE	**	5	\$57,700		

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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	

## Interior

## Ceilings

Plaster

10% Now

\$9,200

LIFE

\* \*

5

\$4,000

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Third Floor Corridor**Water Penetration, Extent : Moderate, Area Affected : 20%**Location : Third Floor Corridor And Offices*

Plaster

15%

LIFE

\* \*

5

\$6,100

Plaster

75%

LIFE

\* \*

5

\$30,300

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%

2034

\* \*

5

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 2000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw

100%

2034

\* \*

5

\$200

## Raceway

Conduit

90%

2034

\* \*

1

Conduit

10%

2044

\* \*

1

## Panelboards

Fused Disc Sw

10%

2032

\* \*

5

\$100

Molded Case Bkrs

80%

2032

\* \*

5

\$1,200

Molded Case Bkrs

10%

2040

\* \*

5

\$100

## Wiring

Thermoplastic

80%

2034

\* \*

1

Thermoplastic

20%

2044

\* \*

1

## Motor Controllers

Locally Mounted

90%

2029

\* \*

5

\$300

Locally Mounted

10%

2037

\* \*

5

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

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

**Lighting**

## Interior Lighting

## Fluorescent

50%

2024

\$382,900

10

\$25,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-12 Lamps*

## Fluorescent

30%

2019

\$229,800

10

\$15,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-12 Lamps*

## Incandescent

20%

2019

\$153,200

2

\$300

## Egress Lighting

## Exit, LED

100%

2059

\* \*

1

## Exterior Lighting

## HID

100%

2029

\* \*

10

\$200

**Alarm**

## Security System

## No Component

80%

## Generic

20%

2024

\$36,600

1

\$4,200

## Fire/Smoke Detection

## No Component

70%

## Generic

30%

2029

\* \*

1-3

\$10,600

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

## Campus Steam

100%

2044

\* \*

1

*Other Observation, Extent : Severe, Area Affected : 100%**Location : Heat From Supreme Court Building**Explanation : Basement*

## Conversion Equipment

## Heat Exchanger

100%

2033

\* \*

1

\$27,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Located In Supreme Court Building**Explanation : Heat Exchangers*

## Distribution

## Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$2,800

## Terminal Devices

## Air Handler

40%

2029

\* \*

1

\$13,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor**Explanation : No Access At Time Of Survey*

## Fan Coil Unit/Heat

60%

2029

\* \*

1

\$10,800

**Air Conditioning**

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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									
	Energy Source								
	District C.W.	100%			2044	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Supplied From Brooklyn Municipal Building							
		Explanation : Chilled Water							
Distribution									
	Chilled Wtr Pipe/Pump	100%	Now	\$33,700	2034	* *	4	\$2,800	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Transfer Chilled Water Piping							
Terminal Devices									
	Air Handler/Cool/Ht	40%			2024	\$102,900	1	\$13,800	
	Fan Coil - Cool/Heat	60%			2029	* *	1	\$10,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,500	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	\$1,600	2029	* *	2	\$1,400	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Toilet Exhaust Fans							
Plumbing									
	H/C Water Piping								
	Galv Iron/Steel	100%			2037	* *	1		
Water Heater									
	Electric	20%	Now	\$200	2022	\$1,900	4	\$100	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Electric Heater							
	No Component	80%							
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							

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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
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$29,200	
	Sprinkler								
	No Component	75%							
	Generic	25%			2044	* *	1-2	\$3,900	
	Fire Pump								
	Generic	100%			2033	* *	1	\$10,400	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : **BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS**  
**Address** : **120 SCHERMERHORN STREET @ SMITH ST.**  
**Borough** : **BROOKLYN** **Agency's Number** : **312-304**  
**Program / Asset #** : **DGS0021.000 / 2061** **Yr Built/Renovated** : **1932 / 2012**  
**Area Sq Ft** : **264,100** **Project Type** : **REAL PROPERTY**  
**Date of Survey** : **01-Mar-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,9,13**  
**Block** : **169** **Lot** : **17** **BIN** : **3000534**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$930,800	\$1,194,500
Interior Architecture	\$301,300	\$3,159,100
Electrical	\$2,281,800	\$2,482,900
Mechanical	\$658,300	\$792,300
<b>Total</b>	<b>\$4,172,300</b>	<b>\$7,628,800</b>
Importance Code A	\$930,800	\$1,272,300
Importance Code B	\$3,164,800	\$6,201,100
Importance Code C	\$76,700	\$155,300
<b>Total</b>	<b>\$4,172,300</b>	<b>\$7,628,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$20,800		\$26,900	
Interior Architecture	\$138,100	\$27,600	\$796,600	\$66,900
Electrical	\$61,700	\$29,800	\$27,000	\$28,500
Mechanical	\$82,600	\$67,000	\$85,600	\$50,300
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
<b>Total</b>	<b>\$457,200</b>	<b>\$278,300</b>	<b>\$1,090,000</b>	<b>\$299,700</b>
Importance Code A	\$47,000	\$26,700	\$53,000	\$26,200
Importance Code B	\$402,500	\$251,600	\$1,037,000	\$273,500
Importance Code C	\$7,700			
<b>Total</b>	<b>\$457,200</b>	<b>\$278,300</b>	<b>\$1,090,000</b>	<b>\$299,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$156,400	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								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	10%	Now	\$167,300	LIFE	* *	5	\$56,000	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
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	30%			LIFE	* *	5	\$167,900	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Granite	20%			LIFE	* *	5	\$83,900	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Limestone	35%	4+	\$424,100	LIFE	* *	5	\$146,900	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Windows								
Aluminum	60%			2039	* *	5	\$53,700	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Bronze/Brass	5%			2031	* *	5	\$28,000	
Steel	35%			2031	* *	5	\$391,600	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$10,800	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	* *	5	\$1,500	
Repairs in Progress, Extent : Light, Area Affected : 66%								
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
Exterior								
Roof								
Copper/Terne	60%	Now	\$183,000	2038	* *			
	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							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Near Electrical Room In Basement							
Modified Bitumen	40%	Now	\$20,800	2023	\$208,300			
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Over 9th Floor Correction Officers Area							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over 9th Floor Correction Officers Area							
Interior								
Floors								
Carpet	10%	Now	\$79,700	2019	\$796,600	3	\$94,500	
	Recent Installation, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE	* *	5	\$137,800	
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$30,200	2032	* *	5	\$15,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cork Tile	10%			2033	* *	5	\$55,100	
Marble Panels	10%			LIFE	* *	5	\$47,200	
Terrazzo	10%	0-2	\$58,000	LIFE	* *	5	\$49,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	45%	Now	\$119,400	2023	\$2,387,800	3	\$106,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Repairs in Progress, Extent : Light, Area Affected : 66%							
	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								
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,800	
Gypsum Board	10%			LIFE	* *	5	\$23,300	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Masonry: Brick	5%			LIFE	* *			
Marble Panels	5%	Now	\$76,700	LIFE	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Near Exit ' F ' On 11th Floor								
Marble Panels	20%			LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	5%	Now	\$7,700	LIFE	* *	5	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Corridor Near Room 1103								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Corridor Near Room 1103								
Plaster	25%			LIFE	* *	5	\$29,100	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$155,300	
Ceilings								
AcousTileSusp.Lay-In	15%			2028	* *	5	\$94,500	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Plaster	5%	Now	\$20,500	LIFE	* *	5	\$19,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Near Electric Room in Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor Near Rooms 1103, 1102 A								
Plaster	75%			LIFE	* *	5	\$295,200	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Plaster	5%			LIFE	* *	5	\$19,700	

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle		Estimated Cost
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2023	\$77,900	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3000 Amps & One 1200 Amps Main Disconnect Switch									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2023	\$339,000	5	\$1,100	
Raceway								
Conduit	90%			2023	\$348,000	1		
Conduit	10%			2033	* *	1		
Panelboards								
Fused Disc Sw	10%			2022	\$35,500	5	\$600	
Molded Case Bkrs	20%			2031	* *	5	\$1,400	
Molded Case Bkrs	60%			2022	\$213,300	5	\$4,200	
Under Construction	10%							
Wiring								
Braided Cloth	30%	2-4	\$178,700	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	40%			2023	\$238,200	1		
Thermoplastic	20%			2033	* *	1		
Under Construction	10%							
Motor Controllers								
Locally Mounted	15%			2021	\$111,200	5	\$300	
Locally Mounted	70%			2028	* *	5	\$1,200	
Locally Mounted	10%			2036	* *	5	\$200	
Under Construction	5%							
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,900	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2021	\$66,900	1	\$81,300	
Generators								
Diesel	100%			2019	\$519,400	1	\$102,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator - Outside Of Building</i>								
<i>Explanation : One 250 Kw</i>								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$9,800	
Fuel Storage								
Day Tank	100%			2022	\$19,000	5	\$49,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 75 Gals</i>								
<b>Lighting</b>								

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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
Lighting								
Interior Lighting								
Fluorescent	87%			2028	* *	10	\$210,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
HID	2%			2023	\$41,800	10	\$200	
Incandescent	1%			2018	\$147,100	2	\$100	
Under Construction	10%							
Egress Lighting								
Emergency, Battery	45%			2023	\$158,800	10	\$28,700	
Emergency, Battery	5%			2033	* *	10	\$3,200	
Exit, LED	5%			2063	* *	1		
Exit, Service	45%			2023	\$39,200	1		
Exterior Lighting								
HID	100%			2018	\$988,300	10	\$800	
Alarm								
Security System								
No Component	65%							
Generic	30%			2018	\$237,500	1	\$29,600	
Generic	5%			2033	* *	1	\$4,900	
Fire/Smoke Detection								
No Component	65%							
Generic	30%			2023	\$813,100	1-3	\$50,300	
Generic	5%			2033	* *	1-3	\$8,100	
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%			2033	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement							
	Explanation : Gas / #4							
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$261,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub Basement Boiler Room							
	Explanation : 4 Units							
Distribution								
Steam Piping/Pump	100%	Now	\$182,700	2033	* *	4	\$13,000	
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : Traps And Vacuum Condensate Pumps							
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Sub Basement, Basement							

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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
Heating									
	Terminal Devices								
	Air Handler	20%			2033	* *	1	\$32,700	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Replacement Is In Progress							
	Convector/Radiator	80%			2028	* *	1	\$68,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	40%			2018	\$215,200	1		
	No Component	20%							
	Under Construction	40%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Various Locations							
		Explanation : A C System Renewal Is In Progress							
	Distribution								
	No Component	60%							
	Under Construction	40%							
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2033	* *	1	\$65,300	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : Replacement Is In Progress							
	No Component	60%							
	Heat Rejection								
	No Component	60%							
	Under Construction	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$225,900	LIFE	* *	2-5	\$147,300	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Various Locations							
	Exhaust Fans								
	Under Construction	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2033	* *	1		
	Galv Iron/Steel	40%	Now	\$31,300	2028	* *	1		
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Various Locations							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : House Tanks							
	HW Heat Exchanger								
	Low Temp	100%			2023	\$81,200	4	\$26,100	
	Sanitary 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									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$28,300	4	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Two Sets Of Ejectors								
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$16,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : New Installation								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building								
	Explanation : 12 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$133,200	
	Sprinkler								
	No Component	80%							
	Generic	20%			2023	\$611,100	1-2	\$14,800	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : **01-Mar-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,3,5,9,11,14**  
**Block** : **266** **Lot** : **30** **BIN** : **3002558**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$2,993,900	\$515,700
Interior Architecture	\$3,519,000	\$2,662,800
Electrical	\$4,790,100	\$4,391,500
Mechanical	\$4,130,300	\$3,774,000
<b>Total</b>	<b>\$15,433,300</b>	<b>\$11,344,000</b>
Importance Code A	\$2,993,900	\$848,800
Importance Code B	\$11,762,100	\$10,409,500
Importance Code C	\$677,300	\$85,700
<b>Total</b>	<b>\$15,433,300</b>	<b>\$11,344,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$20,900	\$33,500		
Interior Architecture	\$679,500	\$14,700	\$1,989,000	\$127,800
Electrical	\$62,600	\$54,000	\$47,300	\$47,000
Mechanical	\$216,300	\$161,900	\$289,700	\$141,400
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
<b>Total</b>	<b>\$1,145,100</b>	<b>\$430,000</b>	<b>\$2,491,800</b>	<b>\$482,000</b>
Importance Code A	\$67,200	\$80,900	\$46,300	\$46,300
Importance Code B	\$1,025,500	\$349,100	\$2,445,500	\$435,600
Importance Code C	\$52,400			
<b>Total</b>	<b>\$1,145,100</b>	<b>\$430,000</b>	<b>\$2,491,800</b>	<b>\$482,000</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%	Now	\$161,500	LIFE	* *	5	\$54,000	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
Masonry: Granite	5%	Now	\$158,300	LIFE	* *	5	\$20,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : West Facade							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Building Base							
Masonry: Limestone	85%	4+	\$994,500	LIFE	* *	5	\$344,400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Windows And Lower Sections							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Windows								
Aluminum	95%	Now	\$587,500	2039	* *	5	\$70,700	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Steel	5%	Now	\$385,500	2048	* *	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							

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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								
Parapets								
Masonry: Brick	15%	Now	\$15,700	LIFE	* *	5	\$2,700	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face, 13th Floor							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Interior Face, 13th Floor							
Masonry: Limestone	85%	Now	\$161,600	LIFE	* *	5	\$19,600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cornices							
	Explanation : Top Of Cornice Is Covered With Roll Roofing Material							
Roof								
Asphalt Macadam	10%	Now	\$49,400	2033	* *	5	\$4,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Receiving Area Over Boiler Room							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Boiler Room							
Copper/Terne	50%	Now	\$369,500	2038	* *			
	Deformed/Dented, Extent : Severe, Area Affected : 5%							
	Location : Over Penthouse And 12th Floor							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
	Location : Over Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : 11th Floor - Southwest Side							
Modified Bitumen	23%			2028	* *	10	\$33,500	
Modified Bitumen	15%	Now	\$126,200	2033	* *			
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Around 13th Floor Perimeter							
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Around 13th Floor Perimeter							
Paver: Asphalt	2%	Now	\$5,200	2032	* *			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
	Location : Over First Floor Mechanical Space							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over First Floor Mechanical Space, Office Space							

**Interior**

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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	\$497,300	2025	\$497,300	3	\$59,000		
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%								
	Location : Throughout								
Carpet	20%	0-2	\$99,500	2019	\$1,989,000	3	\$235,900		
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Cast in Place Concrete	5%	Now	\$20,300	LIFE	* *	5	\$86,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Ceramic Tile	5%	Now	\$37,700	2032	* *	5	\$19,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Marble Panels	10%	Now	\$282,200	LIFE	* *	5	\$59,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Terrazzo	10%	Now	\$181,100	LIFE	* *	5	\$61,400		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	30%	Now	\$99,400	2023	\$1,987,400	3	\$88,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	15%			2018	\$993,700	3	\$44,200		
Interior Walls									
Cast in Place Concrete	5%	Now	\$29,900	LIFE	* *				
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Basement & Sub Basement								
Ceramic Tile	2%	Now	\$13,000	2032	* *	5	\$4,800		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Concrete Masonry Unit	2%			LIFE	* *	5	\$3,800		
Gypsum Board	5%			LIFE	* *	5	\$14,300		
Masonry: Brick	5%			LIFE	* *				
Masonry: Limestone	3%			LIFE	* *				
Marble Panels	18%	Now	\$677,300	LIFE	* *				
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Basement Corridor Near Room B8								
	Recent Replace Evident, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Plaster	55%			LIFE	* *	5	\$78,600		
Plaster	5%	Now	\$9,500	LIFE	* *	5	\$7,100		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Room 1188								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Room 1188								

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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								
Ceilings								
AcousTileSusp.Lay-In	40%			2028	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%	0-2	\$945,400	2043	* *	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%			2043	* *	5	\$39,300	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Exposed Concrete	10%	Now	\$125,300	LIFE	* *	5	\$12,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Boiler Room								
Plaster	23%			LIFE	* *	5	\$113,000	
Plaster	5%	Now	\$10,200	LIFE	* *	5	\$24,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near B-5								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Corridor Near B-5								
Plaster	2%			LIFE	* *	5	\$9,800	

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%			2023	\$333,100	5	\$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Rooms In Basement & Sub Basement								
Explanation : One 5000 Amps And Three 4000 Amps Main Disconnect Switch								
Transformers								
Dry Type	100%			2021	\$15,700	5	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Rooms In Sub Basement & Basement)								
Explanation : Two1500 Kva Rated @ 480/277/208 Volts								
Switchgear / Switchboard								
Air Circuit Breaker	75%			2023	\$581,100	5	\$1,800	
Fused Disc Sw	20%			2023	\$155,000	5	\$400	
Fused Disc Sw	5%			2043	* *	5	\$100	
Raceway								
Busway	10%			2021	\$93,700	1		
Conduit	85%			2023	\$796,600	1		
Conduit	5%			2043	* *	1		

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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									
Panelboards									
	Fused Disc Sw	10%			2022	\$72,600	5	\$1,100	
	Molded Case Bkrs	80%			2022	\$580,600	5	\$9,900	
	Molded Case Bkrs	5%			2039	* *	5	\$600	
	Molded Case Bkrs	5%			2048	* *	5	\$600	
Wiring									
	Braided Cloth	45%	2-4	\$651,600	2048	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Upper Floors								
	Busway	10%			2021	\$144,800	1		
	Thermoplastic	35%			2023	\$506,800	1		
	Thermoplastic	5%			2043	* *	1		
	Thermoplastic	5%			2053	* *	1		
Motor Controllers									
	Locally Mounted	25%			2021	\$7,300	5	\$800	
	Locally Mounted	5%			2036	* *	5	\$200	
	Motor Control Center	70%			2021	\$668,800	5	\$8,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2021	\$8,800	1	\$144,000	
Generators									
	Diesel	100%			2019	\$72,500	1	\$181,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 75 Kw For Fire Pumps Only								
Batteries									
	Lead/Acid	100%			2017	\$1,500	5	\$17,300	
Fuel Storage									
	Main Tank	100%			2026	\$56,100	5	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room In Basement								
	Explanation : One 55 Gals								
Lighting									

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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								
Interior Lighting								
Fluorescent	10%			2033	* *	10	\$42,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 3rd & 4th Floors							
	Explanation : T-8 Lamps							
Fluorescent	5%			2018	\$293,200	10	\$21,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Boiler Room In Sub Basement							
	Explanation : T-12 Lamps							
Fluorescent	2%			2033	* *	10	\$8,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 3rd & 4th Floors							
	Explanation : T-5 Lamps							
Fluorescent	80%			2028	* *	10	\$343,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Incandescent	3%			2018	\$175,900	2	\$300	
Egress Lighting								
Emergency, Service	5%			2033	* *	1		
Emergency, Battery	35%			2028	* *	10	\$39,500	
Exit, LED	5%			2063	* *	1		
Exit, Service	55%			2028	* *	1		
Exterior Lighting								
HID	100%			2018	\$1,751,400	10	\$1,400	
Alarm								
Security System								
No Component	70%							
Generic	25%			2023	\$350,800	1	\$43,700	
Generic	5%			2033	* *	1	\$8,700	
Fire/Smoke Detection								
No Component	65%							
Generic	30%			2018	\$1,440,900	1-3	\$86,500	
Generic	5%			2033	* *	1-3	\$14,400	
Mechanical								
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%			2033	* *	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$463,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement Boiler Room</i>						
		<i>Explanation : 3 Units (4 Heat Exchangers To Convert Hot Water For Heating Devices)</i>						
Distribution								
Hot Wtr Piping/Pump	75%			2031	* *	4	\$17,300	
Steam Piping/Pump	25%			2033	* *	4	\$8,600	
Terminal Devices								
Air Handler	25%			2023	\$625,100	1	\$72,400	
Convactor/Radiator	10%			2021	\$438,000	1	\$15,100	
Fan Coil Unit/Heat	50%			2018	\$3,471,900	1	\$75,600	
Fan Coil Unit/Heat	15%			2031	* *	1	\$22,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	60%			2032	* *	1	\$303,900	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 60%</i>						
		<i>Location : 3 Units, Sub Basement Refrigeration Plant</i>						
		<i>Repairs In Progress, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Retubing At #2 Unit</i>						
Int Pkg Unit - Cooling	10%			2017	\$597,200	2	\$2,900	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Various Locations</i>						
		<i>Explanation : Multiple Units</i>						
Reciprocating Compr/Chiller	5%			2031	* *	1	\$10,900	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>						
		<i>Location : 3rd Floor</i>						
No Component	25%							
Distribution								
Chilled Wtr Pipe/Pump	65%			2043	* *	4	\$15,000	
No Component	35%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2023	\$960,300	1	\$188,100	
No Component	35%							
Heat Rejection								
Air Condenser Unit	5%			2031	* *	2	\$16,300	
Water Cool Tower	60%			2021	\$599,000	2	\$282,600	
No Component	35%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$261,000	

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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
Ventilation									
	Exhaust Fans								
	Interior	95%			2023	\$487,000	2	\$13,600	
	Roof	5%			2023	\$18,400	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2033	* *	1		
	Galv Iron/Steel	30%			2028	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2023	\$143,900	4	\$46,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : For Domestic H W								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2018	\$11,000	4	\$2,500	
	Sewage Ejector(s)								
	Compressed Air	100%			2023	\$28,300	4	\$1,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (5) B-13 (5) B-7 (1) Sub B. To 13 (1) Sub B. To 7								
	Explanation : 12 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$236,000	
	Sprinkler								
	Generic	100%			2033	* *	1-2	\$131,100	
	Fire Pump								
	Generic	100%			2026	\$343,500	1	\$87,400	

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : **BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH 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** : **02-Mar-2012** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,5,7,12,14,24,25,31**  
**Block** : **140** **Lot** : **7502** **BIN** : **3347736**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture		\$1,267,800
Interior Architecture	\$615,800	\$2,856,600
Electrical	\$152,800	\$1,031,800
Mechanical	\$126,600	\$530,100
<b>Total</b>	<b>\$895,200</b>	<b>\$5,686,400</b>
Importance Code A		\$1,267,800
Importance Code B	\$895,200	\$2,755,100
Importance Code C		\$1,663,400
<b>Total</b>	<b>\$895,200</b>	<b>\$5,686,400</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture			\$10,100	\$49,500
Interior Architecture		\$72,500	\$126,800	
Electrical	\$157,700	\$180,500	\$184,800	\$184,900
Mechanical	\$626,500	\$358,200	\$669,600	\$359,900
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
<b>Total</b>	<b>\$1,377,200</b>	<b>\$1,204,200</b>	<b>\$1,584,300</b>	<b>\$1,187,300</b>
Importance Code A	\$95,900	\$95,900	\$108,500	\$145,400
Importance Code B	\$1,281,300	\$1,108,300	\$1,475,800	\$1,041,900
Importance Code C				
<b>Total</b>	<b>\$1,377,200</b>	<b>\$1,204,200</b>	<b>\$1,584,300</b>	<b>\$1,187,300</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH 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	\$345,000	
Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	
Metal Coiling Doors	2%			2040	**	5	\$50,100	
Granite Panels	3%			LIFE	**	5	\$18,100	
Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	
Windows								
Aluminum	97%			2045	**	5		
Metal Louvers	3%			2036	**	10		
Parapets								
Metal/Glass Curt Wall	50%			2049	**	5	\$14,400	
Metal Panel	20%			2049	**	5	\$5,800	
Metal Rail	30%			2040	**	5-10	\$40,300	
Roof								
IRMA/Protected Membrane	100%			2031	**	10	\$118,600	
Paver Block Ballast, Extent : Moderate, Area Affected : 25%								
Location : 7th And 26th Floor Setbacks								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Epdm Under Insulation								
Interior								
Floors								
Carpet	10%			2024	\$1,832,800	3	\$217,400	
Cast in Place Concrete	10%			LIFE	**	5	\$317,000	
Ceramic Tile	3%			2036	**	5	\$43,500	
Terrazzo	7%			LIFE	**	5	\$79,200	
Vinyl Tile	70%			2031	**	3	\$380,400	
Interior Walls								
Ceramic Tile	2%			2036	**	5	\$48,000	
Concrete Masonry Unit	10%			LIFE	**	5	\$96,000	
Glass: Single Pane	2%			LIFE	**	5	\$36,000	
Gypsum Board	73%			LIFE	**	5	\$1,051,400	
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$480,100	
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$181,100	
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								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH 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								
Service Equipment								
Air Circuit Breaker	100%			2049	* *	5	\$5,000	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers						
Transformers								
Dry Type	100%			2040	* *	5	\$3,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : 2- 75 Kva						
Switchgear / Switchboard								
Air Circuit Breaker	50%			2049	* *	5	\$2,500	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : Siemens Low Voltage Power Circuit Breakers						
Fused Disc Sw	10%			2049	* *	5	\$400	
Molded Case Bkrs	40%			2049	* *	5	\$10,200	
Raceway								
Busway	15%			2040	* *	1		
Conduit	85%			2049	* *	1		
Panelboards								
Fused Disc Sw	15%			2045	* *	5	\$3,300	
Molded Case Bkrs	85%			2045	* *	5	\$21,700	
Wiring								
Busway	15%			2040	* *	1		
Thermoplastic	85%			2049	* *	1		
Motor Controllers								
Locally Mounted	2%			2040	* *	5	\$100	
Motor Control Center	98%			2040	* *	5	\$25,900	
Ground								
Grounding Devices								
Not Accessible	50%							
Generic	50%			LIFE	* *	5	\$7,100	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Basement						
		Explanation : Connected To Metal Water Pipe						
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$297,900	
Generators								
Diesel	100%			2036	* *	1	\$374,900	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Penthouse						
		Explanation : 2- 1375 Kva Cummins Onan Genset						
Batteries								
Nickel Cadmium	100%			2018	\$1,500	5	\$215,800	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH FLOOR**  
**Asset # : 13879**

<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>
Stand-by Power								
Fuel Storage								
Day Tank	50%			2045	* *	5	\$89,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : No Nameplate Rating Capacity</i>							
Main Tank	50%			2058	* *	5	\$14,200	
Lighting								
Interior Lighting								
Fluorescent	89%			2031	* *	10	\$790,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2031	* *	10	\$88,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Corridors, Lobby</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
HID	1%			2031	* *	10	\$300	
Egress Lighting								
Emergency, Service	50%			2031	* *	1		
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$3,000	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2058	* *	5	\$28,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : Steel Lightning Rods</i>							
Alarm								
Security System								
Generic	100%			2031	* *	1	\$361,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm System And CCTV Surveillance Camera System</i>							
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$596,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors</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>
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH 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
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2040	* *	1	\$958,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	80%			2045	* *	4	\$57,300	
	Steam Piping/Pump	20%			2049	* *	4	\$14,300	
Terminal Devices									
	Air Handler	20%			2031	* *	1	\$119,700	
	Convactor/Radiator	80%			2040	* *	1	\$250,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2036	* *	1	\$1,047,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Basement Refrigeration Room							
Distribution									
	Chilled Wtr Pipe/Pump	100%			2049	* *	4	\$71,600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	* *	1	\$598,700	
Heat Rejection									
	Water Cool Tower	100%			2027	* *	2	\$974,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$539,800	
	Exhaust Fans								
	Interior	100%			2031	* *	2	\$29,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Electric	80%			2021	\$119,000	4	\$6,800	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Various Locations							
		Explanation : Multiple Instantaneous Heaters							
	Gas Fired	20%			2022	\$44,600	2	\$2,800	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Rigid Piping	100%			2028	* *	4	\$1,600	
Sewage Ejector(s)									
	Electric	100%			2028	* *	4	\$1,600	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**BROOKLYN SUPREME & FAMILY COURT 1ST TO 26TH 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									
	Backflow Preventer								
	Generic	100%			2028	* *	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 : 1-2 Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$488,100	
Sprinkler									
	Generic	100%			2049	* *	1-2	\$271,200	
Fire Pump									
	Generic	100%			2036	* *	1	\$180,800	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 31-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,11,12,p  
**Block** : 139 **Lot** : 20 **BIN** : 3000257

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$3,656,400	\$398,000
Interior Architecture		\$3,328,500	\$4,532,500
Electrical		\$971,800	\$5,367,000
Mechanical		\$531,100	\$3,910,900
<b>Total</b>		<b>\$8,487,900</b>	<b>\$14,208,400</b>
Importance Code A		\$3,656,400	\$398,000
Importance Code B		\$4,174,700	\$13,266,700
Importance Code C		\$656,700	\$543,700
<b>Total</b>		<b>\$8,487,900</b>	<b>\$14,208,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$10,300		\$24,200	
Interior Architecture	\$112,500	\$50,000		\$72,300
Electrical	\$26,100	\$25,700	\$50,300	\$22,600
Mechanical	\$355,800	\$242,500	\$371,800	\$230,900
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
<b>Total</b>	<b>\$702,400</b>	<b>\$516,000</b>	<b>\$644,100</b>	<b>\$523,500</b>
Importance Code A	\$68,600	\$58,300	\$84,000	\$58,300
Importance Code B	\$633,900	\$457,800	\$560,100	\$465,300
Importance Code C				
<b>Total</b>	<b>\$702,400</b>	<b>\$516,000</b>	<b>\$644,100</b>	<b>\$523,500</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								
Masonry: Brick	10%	Now	\$128,600	LIFE	* *	5	\$43,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Penthouse							
Masonry: Limestone	75%	Now	\$1,746,700	LIFE	* *	5	\$242,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Metal Panel	7%	4+	\$42,900	2034	* *	5	\$56,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 75%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Granite Panels	5%	2-4	\$678,300	LIFE	* *	5	\$16,100	2
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%							
	Location : Throughout							
Window Wall	3%			2044	* *	5	\$48,400	
Windows								
Aluminum	97%	Now	\$469,500	2032	* *	5	\$56,500	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : 11th Floor							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 11th Floor							
Metal Louvers	3%	2-4	\$10,300	2033	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Brick	50%	Now	\$139,200	LIFE	* *	5	\$24,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Interior Face							
Masonry: Limestone	50%	2-4	\$252,400	LIFE	* *	5	\$30,600	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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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								
Roof								
Modified Bitumen	100%	0-2	\$198,800	2029		* *		
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Carpet	10%	4+	\$112,500	2023	\$1,124,900	3	\$133,400	
Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	5%	2-4	\$45,800	LIFE		* *	5	\$97,300
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	2-4	\$85,400	2033		* *	5	\$22,200
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	10%			LIFE		* *	5	\$69,500
Vinyl Tile	45%			2024	\$3,371,800	3	\$150,100	
Vinyl Tile	25%	Now	\$1,873,200	2034		* *	3	\$83,400
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Record Rooms In Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Record Rooms In Basement								
Interior Walls								
Cast in Place Concrete	5%	2-4	\$140,800	LIFE		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ceramic Tile	5%	0-2	\$122,900	2033		* *	5	\$22,500
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Concrete Masonry Unit	10%			LIFE		* *	5	\$35,900
Marble Panels	10%			LIFE		* *		
Plaster	55%	2-4	\$393,000	LIFE		* *	5	\$148,300
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	5%			LIFE		* *		
Wood	10%			LIFE		* *	5	\$359,500

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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								
Ceilings								
AcousTileConcealSpLn	45%			2029	* *	5	\$500,200	
AcousTileSusp.Lay-In	20%			2029	* *	5	\$177,900	
Exposed Concrete	15%	4+	\$212,700	LIFE	* *	5	\$20,800	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Plaster	20%	4+	\$115,700	LIFE	* *	5	\$111,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
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								
Air Circuit Breaker	100%			2044	* *	5	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- 4000 Amps Siemens Power Breakers								
Transformers								
Dry Type	100%			2037	* *	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 150 Kva, 75 Kva, 45 Kva								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2044	* *	5	\$3,100	
Raceway								
Conduit	40%			2044	* *	1		
Conduit	60%			2024	\$348,000	1		
Panelboards								
Fused Disc Sw	5%			2040	* *	5	\$700	
Molded Case Bkrs	50%			2040	* *	5	\$7,800	
Molded Case Bkrs	45%			2023	\$240,000	5	\$7,000	
Wiring								
Braided Cloth	30%	2-4	\$268,000	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Thermoplastic	50%			2044	* *	1		
Thermoplastic	20%			2034	* *	1		
Motor Controllers								
Locally Mounted	10%			2044	* *	5	\$400	
Recent Installation, Extent : Light, Area Affected : 10%								
Location : Throughout								
Locally Mounted	10%			2037	* *	5	\$400	
Motor Control Center	40%			2037	* *	5	\$6,500	
Motor Control Center	40%			2022	\$421,300	5	\$6,500	

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**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
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2029	* *	10	\$545,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	20%			2019	\$158,800	10	\$28,700	
Exit, LED	80%			2052	* *	1		
Exterior Lighting								
HID	100%			2024	\$2,223,600	10	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$66,600	
Fire/Smoke Detection								
No Component	65%							
Generic	35%			2024	\$2,134,300	1-3	\$128,100	

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%			2044	* *	1		
Conversion Equipment									
	Heat Exchanger	2%			2033	* *	1	\$5,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Steam Boiler	98%			2037	* *	1	\$576,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 3 Units - In Process Of Replacing 2 Units. Also Provide Heat To Bk Borough Hall And School Of Law Across The Street								
Distribution									
	Hot Wtr Piping/Pump	20%			2032	* *	4	\$5,900	
	Steam Piping/Pump	80%			2034	* *	4	\$35,100	

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Air Handler	60%			2024	\$1,904,700	1	\$220,500	
Convactor/Radiator	20%	Now	\$111,200	2029	* *	1	\$34,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Control System</i>								
Fan Coil Unit/Heat	20%	Now	\$88,200	2029	* *	1	\$34,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%			2033	* *	1	\$643,000	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units - Sub Basement</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2044	* *	4	\$29,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	* *	1	\$367,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Multiple Floors</i>								
<i>Explanation : More Than 120 Units</i>								
Heat Rejection								
Water Cool Tower	100%			2025	\$1,690,000	2	\$598,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	4+	\$254,100	LIFE	* *	2-5	\$331,300	
<i>Needs Cleaning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exhaust Fans								
Interior	95%			2029	* *	2	\$17,300	
Roof	5%			2029	* *	2	\$900	
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
<i>Booster Pump w/Tank, Extent : Light, Area Affected : 100%</i>								
<i>Location : Serves Fire Sprinkler And Stand Pipe</i>								
Water Heater								
Electric	100%			2023	\$91,300	4	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 400 Gallons Installed Temporarily To Accommodate The Boiler Replacement</i>								

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**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
Plumbing									
	HW Heat Exchanger Low Temp	100%			2034	* *	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) Rigid Piping	100%			2024	\$11,000	4	\$1,600	
	Sewage Ejector(s) Compressed Air	100%	0-2	\$28,300	2054	* *	4	\$1,600	
				Obsolete Equipment, Extent : Moderate, Area Affected : 100%					
				Location : Sub Basement					
	Backflow Preventer No Component Generic	95%							
		5%			2029	* *	1	\$1,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub Basement					
				Explanation : Serves Boilers Only					
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (2) B-1; (3) 3-12; (10) 1-12					
				Explanation : 15 Units					
	Escalators Under 20' Rise	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1-2, 2-3					
				Explanation : 6 Units					
Fire Suppression									
	Standpipe Generic	100%			2044	* *	1-5	\$310,700	
	Sprinkler No Component Generic	95%							
		5%			2044	* *	1-2	\$8,300	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : CITY HALL  
**Address** : CITY HALL PARK @BROADWAY & 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** : 02-Jul-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,etc  
**Block** : 122 **Lot** : 1 **BIN** : 1079147

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$116,700	\$170,300
Interior Architecture		\$111,200	\$121,600
Electrical			\$47,300
<b>Total</b>		<b>\$227,900</b>	<b>\$339,200</b>
Importance Code	A	\$116,700	\$170,300
Importance Code	B	\$111,200	\$126,300
Importance Code	C		\$42,600
<b>Total</b>		<b>\$227,900</b>	<b>\$339,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$16,600		\$4,900
Interior Architecture		\$19,300	\$3,200	\$12,100
Electrical	\$1,400	\$600	\$600	\$600
Mechanical	\$18,400	\$13,000	\$22,400	\$11,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$27,800</b>	<b>\$57,400</b>	<b>\$34,200</b>	<b>\$36,600</b>
Importance Code	A	\$16,600	\$1,400	\$4,900
Importance Code	B	\$27,800	\$32,800	\$31,700
Importance Code	C			
<b>Total</b>	<b>\$27,800</b>	<b>\$57,400</b>	<b>\$34,200</b>	<b>\$36,600</b>



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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%			2045	* *	5-10	\$18,000	
Windows								
Wood	100%			2033	* *	5	\$233,400	
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$20,400	
Metal Rail	5%			2038	* *	5-10	\$15,400	
Roof								
Metal Panel	5%			2038	* *	10	\$7,200	
Skylight, Metal/Glass	5%			2045	* *	10	\$13,200	
Under Construction	90%							
Interior								
Floors								
Carpet	30%			2024	\$355,700	3	\$38,600	
Cast in Place Concrete	10%			LIFE	* *	5	\$18,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : New Sub Basement								
Explanation : Recent Construction								
Ceramic Tile	5%			2034	* *	5	\$4,300	
Mosaic Tile	10%	Now	\$111,200	2030	* *	5	\$10,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Basement Corridor								
Marble Panels	20%			LIFE	* *	5	\$12,900	
Vinyl Tile	10%			2025	\$79,000	3	\$3,200	
Wood	15%			2040	* *	5	\$24,100	
Interior Walls								
Gypsum Board	10%			LIFE	* *	5	\$3,200	
Recent Construction, Extent : Light, Area Affected : 100%								
Location : New Sub Basement								
Marble Panels	10%			LIFE	* *			
Plaster	20%			LIFE	* *	5	\$3,200	
Plaster	40%			LIFE	* *	5	\$6,400	
Wood	20%			LIFE	* *	5	\$42,600	

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

## CITY HALL

## Asset # : 153

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	15%			2038	* *	5	\$12,800	
Exposed Struc: Steel	10%			LIFE	* *			

Recent Construction, Extent : Light, Area Affected : 100%

Location : New Sub Basement

Exposed Struc: Wood	10%			LIFE	* *			
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Recent Repair Evident, Extent : Light, Area Affected : 25%

Location : Attic

Gypsum Board	5%			LIFE	* *	5	\$5,300	
Plaster	15%			LIFE	* *	5	\$8,000	
Plaster	45%			LIFE	* *	5	\$24,000	

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	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 4000 Amperes

## Switchgear / Switchboard

Fused Disc Sw	100%			2051	* *	5	\$200	
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## Raceway

Conduit	100%			2051	* *	1		
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## Panelboards

Fused Disc Sw	10%			2047	* *	5	\$100	
Molded Case Bkrs	90%			2047	* *	5	\$1,400	

## Wiring

Thermoplastic	100%			2051	* *	1		
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## Motor Controllers

Locally Mounted	30%			2042	* *	5	\$100	
Variable Frequency Drive	70%			2042	* *			

## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	10%			2033	* *	10	\$5,300	
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Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%

Location : Lobby

Fluorescent	80%			2033	* *	10	\$42,000	
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T-8 Lamps, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

LED	10%			2033	* *			
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## DEPT. OF CITYWIDE ADMIN. SERV. - 856

## CITY HALL

Asset # : 153

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

## Lighting

Egress Lighting  
Emergency, Service  
Exit, LED

50%  
50%

2033  
2060

\* \*  
\* \*

1  
1

Exterior Lighting  
HID

100%

2033

\* \*

10

\$200

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

*Location : Outside*

*Explanation : Perimeter Lamp Posts*

## Alarm

Security System  
No Component  
Generic

70%  
30%

2033

\* \*

1

\$6,400

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

*Location : Hallways*

*Explanation : C C T V Surveillance Cameras*

Fire/Smoke Detection  
Generic, Digital

100%

2033

\* \*

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

*Location : Throughout The Building*

*Explanation : Manual Pull Station, Horns, Strobe Lights, Smoke Detectors, Alarm Bells And Horns*

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

## Heating

Energy Source  
Utility Steam

80%

2035

\* \*

1

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

*Location : Basement*

*Explanation : Steam Provided By Con Edison*

HTHW/HW

20%

2035

\* \*

1

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

*Location : 52 Chambers Street*

*Explanation : Provided From Adjacent Building - Tweed Court Building*

## Conversion Equipment

Pres. Reducing Valve/LP  
Steam

80%

2034

\* \*

5

\$2,700

*Other Observation, Extent : Light, Area Affected : 80%*

*Location : Basement*

*Explanation : 1 Heat Exchanger To Convert Steam To Hw For Heating Devices*

No Component

20%

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

*Location : Sub Basement*

*Explanation : 1 Reserve Gas Fired Hw Boiler Is Undergoing Installation*

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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								
Distribution								
Hot Wtr Piping/Pump	90%			2041	* *	4	\$3,800	
Steam Piping/Pump	10%			2045	* *	4	\$400	
Terminal Devices								
Air Handler	80%			2030	* *	1	\$28,300	
Convactor/Radiator	20%			2030	* *	1	\$3,700	
Air Conditioning								
Energy Source								
District C.W.	30%			2045	* *	1		
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : 52 Chambers Street							
	Explanation : Provided From Adjacent Tweed Building							
Electricity	70%			2041	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2033	* *	1	\$17,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 65%							
	Location : 2 Sets, Basement							
Split Unit	5%			2030	* *			
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Basement Communication Room							
	Explanation : 3 Sets							
No Component	30%							
Distribution								
Chilled Wtr Pipe/Pump	30%			2045	* *	4	\$1,300	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2030	* *	1	\$28,300	
Fan Coil - Cooling	5%			2030	* *	1	\$900	
No Component	15%							
Heat Rejection								
Air Condenser Unit	65%			2033	* *	2	\$25,900	
Remote Air Cond	5%			2030	* *	2	\$2,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$31,900	
Exhaust Fans								
Interior	100%			2030	* *	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2035	* *			
	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)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$3,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub B, B, 1, 2							
		Explanation : 1 Unit							
	Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 2-3							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$28,900	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$16,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 08-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 154 **Lot** : 23 **BIN** : 1078613

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,371,800	\$189,600
Interior Architecture		\$94,300	\$301,400
Electrical			\$1,279,100
Mechanical		\$308,600	\$794,700
<b>Total</b>		<b>\$2,774,700</b>	<b>\$2,564,700</b>
Importance Code A		\$2,371,800	\$189,600
Importance Code B		\$402,900	\$2,338,700
Importance Code C			\$36,500
<b>Total</b>		<b>\$2,774,700</b>	<b>\$2,564,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$15,600		\$6,700	
Interior Architecture	\$163,600		\$1,291,800	\$55,600
Electrical	\$17,700	\$5,900	\$6,500	\$13,100
Mechanical	\$104,100	\$25,300	\$45,800	\$24,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
<b>Total</b>	<b>\$312,800</b>	<b>\$43,100</b>	<b>\$1,362,600</b>	<b>\$105,500</b>
Importance Code A	\$15,600		\$9,000	
Importance Code B	\$269,600	\$43,100	\$1,353,600	\$103,400
Importance Code C	\$27,600			\$2,100
<b>Total</b>	<b>\$312,800</b>	<b>\$43,100</b>	<b>\$1,362,600</b>	<b>\$105,500</b>



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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	\$88,700	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	\$8,400	
Masonry: Brick	50%	0-2	\$403,700	LIFE	**	5	\$67,500	
	Jnt 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	\$973,600	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	\$38,800	2031	**	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%			2034	**	5	\$2,800	
Metal Louvers	3%			2029	**	10	\$5,300	
Wood	87%	Now	\$679,100	2051	**	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	\$37,900	LIFE	* *	5	\$9,500	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Explanation : Cornice Removed - Middle Building							
Masonry: Brick	15%	2-4	\$1,800	LIFE	* *	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Shared Party Walls							
Masonry: Limestone	5%	Now	\$4,200	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Coping - South Facade							
Metal Rail	40%	Now	\$4,300	2031	* *	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	\$1,000	2031	* *	5	\$500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	100%	Now	\$150,000	2036	* *			
	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							

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	65%	0-2	\$64,000	2019	\$1,280,100	3	\$151,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : 2nd, 3rd, 4th Floors</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$68,100	
Ceramic Tile	5%	4+	\$7,500	2029	**	5	\$3,900	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Bathrooms</i>								
Raised Access Floor	5%	Now	\$19,000	2035	**	5	\$14,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : 5th Floor</i>								
Vinyl Tile	15%			2026	\$196,800	3	\$11,700	
<b>Interior Walls</b>								
Ceramic Tile	5%			2035	**	5	\$4,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$6,700	
Gypsum Board	73%	Now	\$5,000	LIFE	**	5	\$36,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 6th Floor Bathroom</i>								
Masonry: Brick	5%	Now	\$16,100	LIFE	**			
<i>Diagonal Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Storage Room</i>								
<i>Spalling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Steam Room And Storage</i>								
Plaster	7%			LIFE	**	5-10	\$5,000	
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2031	**	5	\$9,700	
AcousTileSusp.Lay-In	15%			2039	**	5	\$23,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Concrete	40%	Now	\$39,700	LIFE	**	5	\$9,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations</i>								
Gypsum Board	35%	Now	\$54,600	LIFE	**	5	\$68,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second And Sixth Floor Offices</i>								
Plaster	5%			LIFE	**	5-10	\$13,400	

<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>

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 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%			2036	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 2000 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$300	
Raceway								
Conduit	60%			2026	\$68,300	1		
Conduit	30%			2036	* *	1		
Conduit	10%			2046	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	* *	5	\$200	
Molded Case Bkrs	60%			2042	* *	5	\$1,200	
Molded Case Bkrs	30%			2034	* *	5	\$600	
Wiring								
Thermoplastic	60%			2046	* *	1		
Thermoplastic	20%			2026	\$30,600	1		
Thermoplastic	20%			2036	* *	1		
Motor Controllers								
Locally Mounted	50%			2024	\$48,000	5	\$300	
Locally Mounted	50%			2031	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Basement								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Stand-by Power								
Transfer Switches								
Automatic	100%			2024	\$8,800	1	\$23,700	
Generators								
Diesel	100%			2022	\$72,500	1	\$29,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof - Generator Room								
Explanation : One 62 Kva								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$2,900	
Fuel Storage								
Day Tank	100%			2025	\$5,500	5	\$14,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof - Generator Room								
Explanation : One 30 Gals								

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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%

2026

\$849,200

10

\$62,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T8 Lamps*

## Fluorescent

10%

2021

\$96,500

10

\$7,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Using T12 Lamps*

## Incandescent

2%

2021

\$19,300

2

## Egress Lighting

## Emergency, Service

35%

2026

\$13,100

1

## Emergency, Battery

15%

2026

\$15,400

10

\$2,800

## Exit, Service

50%

2026

\$12,700

1

## Exterior Lighting

## HID

18%

2026

\$51,900

10

## Incandescent

7%

2021

\$17,100

2

## No Component

75%

**Alarm**

## Security System

## No Component

80%

## Generic

20%

2031

\* \*

1

\$5,800

## Fire/Smoke Detection

## No Component

80%

## Generic, Analog

20%

2031

\* \*

**Mechanical****Current Repair****Future Replacement****Maintenance**

<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>
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**Heating**

## Energy Source

## Utility Steam

100%

2046

\* \*

1

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

## Conversion Equipment

## Pres. Reducing Valve/LP

100%

2029

\* \*

5

\$4,600

## Steam

## Distribution

## Hot Wtr Piping/Pump

70%

Now

\$13,400

2025

\$268,300

4

\$2,700

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Various*

## Steam Piping/Pump

30%

Now

\$8,000

2026

\$159,800

4

\$1,100

*Insul. Deteriorating, Extent : Moderate, Area Affected : 20%**Location : Various*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Terminal Devices								
Air Handler	75%	0-2	\$308,600	2036	* *	1	\$32,100	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Bottom Of Units - Extensive Corrosion</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Bottom Of The Units, Roof</i>								
<i>On Extended Life, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Roof</i>								
Convactor/Radiator	25%			2031	* *	1	\$6,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	100%	Now	\$20,600	2035	* *	1	\$75,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 40%</i>								
<i>Location : 7 Compressors, Sub-basement</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2036	* *	4	\$3,800	
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$16,200	2026	\$324,100	1	\$42,900	
<i>Malfunctioning, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Auto Control System, Throughout</i>								
Heat Rejection								
Water Cool Tower	100%			2027	* *	2	\$77,500	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$68,000	
Exhaust Fans								
Interior	30%			2021	\$25,300	2	\$700	
Roof	70%			2021	\$42,500	2	\$1,700	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
HW Heat Exchanger								
HTHW/HW	100%			2036	* *			
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : 1 Motor Is Under Replacement</i>								

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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 : (1) Sub Bsmt To 6th Floor			(1) Bsmt - 6th Floor				
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$38,800
	Sprinkler								
	Generic	100%			2036		* *	1-2	\$21,600
	Fire Pump								
	Generic	100%			2029		* *	1	\$14,400

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 09-Jul-2015 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,10  
**Block** : 2443 **Lot** : 94 **BIN** : 2099027

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$952,700	\$1,090,300
Interior Architecture		\$539,500	\$2,888,300
Electrical			\$6,976,500
Mechanical		\$408,000	\$393,800
<b>Total</b>		<b>\$1,900,100</b>	<b>\$11,348,900</b>
Importance Code A		\$952,700	\$1,090,300
Importance Code B		\$596,500	\$10,093,900
Importance Code C		\$351,000	\$164,700
<b>Total</b>		<b>\$1,900,100</b>	<b>\$11,348,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$18,600			
Interior Architecture	\$141,100			\$99,000
Electrical	\$28,500	\$20,200	\$36,700	\$20,200
Mechanical	\$102,900	\$43,800	\$106,300	\$43,800
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
<b>Total</b>	<b>\$340,300</b>	<b>\$113,300</b>	<b>\$192,300</b>	<b>\$212,400</b>
Importance Code A	\$30,900	\$12,400	\$12,400	\$12,400
Importance Code B	\$277,000	\$101,000	\$180,000	\$186,300
Importance Code C	\$32,400			\$13,700
<b>Total</b>	<b>\$340,300</b>	<b>\$113,300</b>	<b>\$192,300</b>	<b>\$212,400</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
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	\$37,200	
Concrete Masonry Unit	5%	Now	\$88,400	LIFE	* *	5	\$6,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : Stucco Cement Over Cmu								
Metal Panel	80%			2046	* *	5-10	\$1,090,300	
Windows								
Aluminum	100%	Now	\$556,800	2042	* *	5	\$30,700	
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%			2046	* *	5	\$46,900	
Roof								
Built-Up (BUR)	60%	Now	\$271,300	2036	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Over 10th Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Over 10th Floor								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Over 10th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : 10th Floor								
Built-Up (BUR)	40%	Now	\$36,200	2031	* *			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over First Floor								
Interior								
Floors								
Carpet	20%			2022	\$1,217,900	3	\$176,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$192,700	
Ceramic Tile	5%			2035	* *	5	\$22,000	
Terrazzo	10%			LIFE	* *	5	\$68,800	
Vinyl Tile	55%			2026	\$2,230,900	3	\$121,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$49,000	
Ceramic Tile	7%			2035	* *	5	\$27,500	
Concrete Masonry Unit	10%			LIFE	* *	5	\$31,400	
Glass: Single Pane	3%			LIFE	* *	5	\$17,600	
Gypsum Board	70%			LIFE	* *	5-10	\$466,600	
Granite Panels	5%			LIFE	* *	10	\$7,800	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
Ceilings								
AcousTileSusp.Lay-In	90%			2031	* *	5	\$396,300	
		<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : 10th Floor</i>						
Exposed Struc: Steel	5%			LIFE	* *	10	\$44,000	
Gypsum Board	5%			LIFE	* *	5-10	\$75,700	
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$1,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 1600 Amperes.</i>						
Transformers								
Dry Type	100%			2031	* *	5	\$900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
		<i>Explanation : 112.5 Kva, 480/208/120 Volts</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2036	* *	5	\$1,100	
Raceway								
Conduit	100%			2036	* *	1		
Panelboards								
Fused Disc Sw	10%			2034	* *	5	\$600	
Molded Case Bkrs	90%			2034	* *	5	\$5,900	
Wiring								
Thermoplastic	100%			2036	* *	1		
Motor Controllers								
Locally Mounted	50%			2031	* *	5	\$800	
Motor Control Center	50%			2031	* *	5	\$3,400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,300	
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2031	* *	1	\$76,900	
Generators								
Diesel	100%			2029	* *	1	\$96,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : Emergency Generator Rated @ 300kw</i>						
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$9,300	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>
Stand-by Power								
Fuel Storage								
Day Tank	50%			2034	* *	5	\$23,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 75 Gallons Rated Capacity</i>							
Main Tank	50%			2041	* *	5	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub Basement</i>							
	<i>Explanation : 500 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	85%			2026	\$2,911,400	10	\$194,900	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	13%			2026	\$445,300	10	\$29,800	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Corridors</i>							
Fluorescent	2%			2026	\$68,500	10	\$4,600	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
Egress Lighting								
Emergency, Service	50%			2026	\$66,600	1		
Exit, LED	50%			2041	* *	1		
Exterior Lighting								
HID	20%			2026	\$204,600	10	\$200	
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$7,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$245,800	1	\$28,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways, Lobby And Outside</i>							
	<i>Explanation : Cctv Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$2,805,000			
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, 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>

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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	
Heating									
Energy Source									
Natural Gas	100%			2046	* *	1			
Conversion Equipment									
Hot Water Boiler	100%			2039	* *	1	\$123,600		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse Mechanical Equipment Room									
Explanation : (2) Gas Fired Hot Water Boilers									
Distribution									
Hot Wtr Piping/Pump	100%	Now	\$68,000	2042	* *	4	\$12,300		
Malfunctioning, Extent : Severe, Area Affected : 10%									
Location : Bms Control, Throughout									
Terminal Devices									
Air Handler	60%			2031	* *	1	\$92,800		
Convactor/Radiator	40%			2039	* *	1	\$32,300		
Air Conditioning									
Energy Source									
Electricity	100%			2042	* *	1			
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	80%	Now	\$215,800	2027	* *	2	\$9,800		
Not in Service, Extent : Severe, Area Affected : 35%									
Location : 7 Units Not Working Properly, Mechanical Rooms In Each Fl.									
Other Observation, Extent : Light, Area Affected : 80%									
Location : Throughout									
Explanation : 10 Heat Pump Units. Frigerant R-22									
Ext Pkg Unit - Heating/Cooling	15%	Now	\$13,400	2031	* *	2	\$1,800		
R-22 Refrigerant, Extent : Light, Area Affected : 15%									
Location : 2 Units, Lower Roof									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Lower Roof									
Explanation : Defective Units									
Ext Pkg Unit - Heating/Cooling	5%			2026	\$89,300	2	\$800		
R-22 Refrigerant, Extent : Light, Area Affected : 5%									
Location : 1 Unit, Lower Roof									
Distribution									
Chilled Wtr Pipe/Pump	80%	Now	\$21,200	2046	* *	4	\$9,900		
Insul. Deteriorating, Extent : Moderate, Area Affected : 30%									
Location : Roof									
No Component	20%								

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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									
Heat Rejection									
	Water Cool Tower	80%	Now	\$62,200	2027	* *	2	\$161,000	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Bottom Of The Unit & 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	\$220,700	
Exhaust Fans									
	Interior	70%			2031	* *	2	\$5,400	
	Roof	30%			2031	* *	2	\$2,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	* *	1		
Water Heater									
	Electric	100%	Now	\$8,400	2021	\$42,000	4	\$1,500	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : 3 Out Of 10 Units, Various Locations							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2031	* *	1	\$15,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : All Floors							
		Explanation : 5 Units							
Fire Suppression									
Standpipe									
	No Component	30%							
	Generic	70%			2046	* *	1-5	\$88,200	
Sprinkler									
	Generic	100%			2046	* *	1-2	\$70,000	
Fire Pump									
	Generic	100%			2022	\$200,600	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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 30-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,6,11,13,17,22,23,24  
**Block** : 155 **Lot** : 1 **BIN** : 1001672

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$2,202,900	\$883,400
Interior Architecture	\$1,488,300	\$423,300
Electrical	\$1,005,900	\$1,871,400
Mechanical	\$2,988,700	\$3,125,900
<b>Total</b>	<b>\$7,685,800</b>	<b>\$6,304,000</b>
Importance Code A	\$2,202,900	\$1,049,900
Importance Code B	\$5,378,700	\$5,213,200
Importance Code C	\$104,200	\$40,900
<b>Total</b>	<b>\$7,685,800</b>	<b>\$6,304,000</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$27,000			
Interior Architecture		\$93,700	\$20,600	\$9,200
Electrical	\$4,000	\$6,000	\$4,200	\$28,700
Mechanical	\$151,100	\$95,400	\$169,400	\$132,400
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
<b>Total</b>	<b>\$371,600</b>	<b>\$384,600</b>	<b>\$383,800</b>	<b>\$359,700</b>
Importance Code A	\$62,500	\$35,500	\$35,500	\$36,300
Importance Code B	\$309,100	\$349,100	\$341,700	\$323,500
Importance Code C			\$6,600	
<b>Total</b>	<b>\$371,600</b>	<b>\$384,600</b>	<b>\$383,800</b>	<b>\$359,700</b>



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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	\$1,588,500	LIFE	**	5	\$531,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Explanation : Scaffolding In Place								
Masonry: Granite	3%			LIFE	**	5	\$13,600	
Masonry: Limestone	2%	Now	\$261,500	LIFE	**	5	\$9,100	
Jnt 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	95%			2041	**	5	\$116,300	
Aluminum	5%	Now	\$254,100	2050	**	5	\$3,100	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : 11th Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 11th Floor								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$27,000	LIFE	**	5	\$8,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Masonry: Brick	90%	Now	\$55,200	LIFE	**	5	\$9,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Roof								
Modified Bitumen	92%			2030	**	10	\$43,600	
Modified Bitumen	5%			2033	**	10	\$2,400	
Skylight, Metal/Glass	3%			2035	**	10	\$4,700	

## Interior

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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	30%			2024	\$2,137,800	3	\$253,500	
Cast in Place Concrete	2%	Now	\$116,100	LIFE	* *	5	\$24,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Stair Landing Between 23 And 24 Floors								
Deflection Evident, Extent : Severe, Area Affected : 50%								
Location : Stair Landing Between 23 And 24 Floors								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Stair Landing Between 23 And 24 Floors								
Explanation : Temporary Support In Place								
Cast in Place Concrete	8%			LIFE	* *	5	\$98,600	
Ceramic Tile	5%			2034	* *	5	\$28,200	
Slate	2%			LIFE	* *	5	\$12,000	
Terrazzo	3%			LIFE	* *	5	\$13,200	
Vinyl Tile	13%			2033	* *	3	\$27,500	
Vinyl Tile	13%	Now	\$617,100	2035	* *	3	\$27,500	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : 24th Floor								
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : 22, 23 And 24 Floors								
Under Construction	24%							
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$13,100	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200	
Gypsum Board	10%			LIFE	* *	5	\$15,700	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	3%			LIFE	* *			
Plaster	42%			LIFE	* *	5	\$33,000	
Plaster	10%	Now	\$104,200	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	20%							

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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%			2030	* *	5	\$176,100	
AcousTileSusp.Lay-In	32%			2030	* *	5	\$180,300	
Exposed Concrete	5%	Now	\$179,600	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	5%			LIFE	* *	5	\$35,200	
Plaster	3%			LIFE	* *	5	\$10,600	
Plaster	10%	Now	\$293,100	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	20%							

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%			2045	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- 4000 Amps Main Disconnect Switch								
Fused Disc Sw	40%			2025	\$83,300	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 4000 Amps Main Disconnect Switch								
Fused Disc Sw	20%			2025	\$41,600	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 2000 Amps Main Disconnect Switch								
Fused Disc Sw	20%			2025	\$41,600	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2035	* *	5	\$800	
Fused Disc Sw	30%			2025	\$159,800	5	\$500	
Molded Case Bkrs	20%			2045	* *	5	\$1,900	

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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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								
Raceway								
Conduit	30%			2045	**	1		
Conduit	40%			2035	**	1		
Conduit	20%			2025	\$124,900	1		
Under Construction	10%							
Panelboards								
Fused Disc Sw	10%			2033	**	5	\$800	
Fused Disc Sw	5%			2024	\$23,700	5	\$400	
Molded Case Bkrs	55%			2041	**	5	\$5,200	
Molded Case Bkrs	20%			2033	**	5	\$1,900	
Under Construction	10%							
Wiring								
Braided Cloth	20%	2-4	\$193,100	2050	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	30%			2045	**	1		
Thermoplastic	30%			2025	\$289,600	1		
Under Construction	20%							
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$1,200	
Locally Mounted	45%			2023	\$13,200	5	\$1,100	
Variable Frequency Drive	5%			2045	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$2,600	
Generic	50%			LIFE	**	5	\$2,600	
Lighting								
Interior Lighting								
Fluorescent	40%			2030	**	10	\$131,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2030	**	10	\$98,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-12 Lamps							
Fluorescent	5%			2030	**	10	\$16,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Compact Lamps							
Incandescent	5%			2020	\$224,600	2	\$400	
Under Construction	20%							

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

**Lighting**

## Egress Lighting

Emergency, Battery	25%		2030	* *	10	\$21,600
Emergency, Battery	35%		2025	\$167,700	10	\$30,300
Exit, LED	20%		2053	* *	1	
Exit, Service	10%		2030	* *	1	
Under Construction	10%					

## Exterior Lighting

HID	70%		2025	\$939,100	10	\$800
Incandescent	30%		2020	\$341,600	2	\$200

**Alarm**

## Security System

No Component	70%					
Generic	30%		2030	* *	1	\$40,200

## Fire/Smoke Detection

No Component	65%					
Generic, Digital	35%		2030	* *		

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%		2035	* *	1	
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## Conversion Equipment

Steam Boiler	100%	2030	* *	1	\$355,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Basement Boiler Room</i>					
<i>Explanation : 4 Units</i>					

## Distribution

Steam Piping/Pump	100%		2025	\$2,480,400	4	\$26,500
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## Terminal Devices

Convactor/Radiator	80%		2030	* *	1	\$92,600
Fan Coil Unit/Heat	20%		2020	\$1,063,800	1	\$23,200

**Air Conditioning**

## Energy Source

Electricity	100%		2033	* *	1	
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## Conversion Equipment

Reciprocating Compr/Chiller	60%		2020	\$723,400	1	\$99,800
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*R-22 Refrigerant, Extent : Light, Area Affected : 60%*  
*Location : Various Floors*

Reciprocating Compr/Chiller	40%		2033	* *	1	\$66,500
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*R-134a Refrigerant, Extent : Light, Area Affected : 40%*  
*Location : Various Floors*

*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**

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								
Direct Expansion	60%			2020	\$661,400	1		
Direct Expansion	40%			2033	* *	1		
Heat Rejection								
Air Condenser Unit	10%			2030	* *	2	\$25,000	
Air Condenser Unit	10%			2020	\$71,000	2	\$25,000	
Water Cool Tower	50%	Now	\$51,000	2023	\$509,800	2	\$144,300	
	Broken, Extent : Moderate, Area Affected : 10%							
	Location : Insulation, Roof							
	Corroded, Extent : Moderate, Area Affected : 20%							
	Location : Roof							
Water Cool Tower	30%			2029	* *	2	\$108,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$199,900	
Exhaust Fans								
Interior	60%			2020	\$235,600	2	\$6,600	
Interior	40%			2033	* *	2	\$4,400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	\$53,000	2035	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Water Heater								
Gas Fired	100%			2018	\$82,600	2	\$5,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$24,800	LIFE	* *	1		
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Basement							
Sump Pump(s)								
Rigid Piping	100%			2025	\$11,000	4	\$2,500	
Backflow Preventer								
Generic	100%			2033	* *	1	\$22,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) B-23 (3) L-22 (4) L-12							
	Explanation : 8 Units							
Fire Suppression								
Standpipe								
Generic	100%			2035	* *	1-5	\$187,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**COURT SQUARE BUILDING 2 LAFAYETTE**

**Asset # : 2056**

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									
	Sprinkler								
	Under Construction	100%							
Fire Pump									
	Generic	100%			2040	* *	1	\$67,000	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : 24th Floor					
Chemical System									
	Generic	100%			2020	\$25,900	1-3	\$55,000	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor Café					
				Explanation : 1 Set Unit					

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 24-May-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 523 **Lot** : 1 **BIN** : 5013729

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,158,000	\$138,000
Interior Architecture		\$51,200	\$362,500
Electrical			\$44,300
<b>Total</b>		<b>\$1,209,200</b>	<b>\$544,900</b>
Importance Code	A	\$1,158,000	\$138,000
Importance Code	B		\$362,200
Importance Code	C	\$51,200	\$43,600
<b>Total</b>		<b>\$1,209,200</b>	<b>\$544,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$50,200			
Interior Architecture	\$41,000			\$4,300
Electrical	\$100			
Mechanical	\$800	\$800	\$7,400	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$96,000</b>	<b>\$4,800</b>	<b>\$11,400</b>	<b>\$9,700</b>
Importance Code	A	\$51,000	\$800	\$800
Importance Code	B	\$45,000	\$4,000	\$8,900
Importance Code	C			
<b>Total</b>	<b>\$96,000</b>	<b>\$4,800</b>	<b>\$11,400</b>	<b>\$9,700</b>



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**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	\$946,700	LIFE	* *	5	\$96,500	
Jnt 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	\$1,600	
Masonry: Fieldstone	2%			LIFE	* *	5	\$1,600	
Masonry: Limestone	4%			LIFE	* *	5	\$3,100	
Windows								
Wood	100%	2-4	\$169,100	2040	* *	5	\$41,500	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	\$42,200	2052	* *			
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%			2052	* *	10	\$7,900	
Skylight, Metal/Glass	5%	Now	\$25,400	2034	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Stair To Attic								
Slate	85%	2-4	\$24,800	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throufghout								
Explanation : Gray Color Tiles With Red Banding								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	10%	Now	\$4,000	2027	* *	5	\$1,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	90%	Now	\$31,900	2024	\$318,900	3	\$13,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Gypsum Board	60%			LIFE	* *	5	\$43,600	
Masonry: Brick	10%	Now	\$51,200	LIFE	* *			
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Throughout</i>								
Plaster	30%			LIFE	* *	5	\$10,900	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : At Windows</i>								
<b>Ceilings</b>								
AcousTileConcealSpLn	30%	Now	\$5,100	2037	* *	5	\$7,200	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	70%			LIFE	* *	5	\$33,700	

<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>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Not Accessible	100%							
Raceway								
Conduit	100%			2034	* *	1		
Panelboards								
Molded Case Bkrs	100%			2032	* *	5	\$200	
Wiring								
Thermoplastic	100%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	* *	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<b>Lighting</b>								

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**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

**Lighting**

Interior Lighting  
Fluorescent

98%  
 2024 \$44,300 10 \$7,200  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout*  
*Explanation : T-8 Lamps*

HID

2% 2024 \$1,400 10

Egress Lighting

Emergency, Service  
Exit, Service

50% 2024 \$2,100 1  
 50% 2024 \$1,200 1

Exterior Lighting

Not Accessible 100%

**Alarm**

Security System

Not Accessible 100%

Fire/Smoke Detection

Not Accessible 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

Fuel Oil No 2 100% 2044 \* \* 5 \$2,500

Conversion Equipment

Steam Boiler 100% 2037 \* \* 1 \$7,900

Distribution

Steam Piping/Pump 100% 2044 \* \* 4 \$400

**Air Conditioning**

Energy Source

Electricity 100% 2040 \* \* 1

Conversion Equipment

Window/Wall Unit 30% 2019 \$5,300 1

No Component 70%

**Plumbing**

H/C Water Piping

Galv Iron/Steel 100% 2037 \* \* 1

Water Heater

Gas Fired 100% 2022 \$2,000 2 \$100

HW Heat Exchanger

Low Temp 100% 2044 \* \* 4 \$800

Sanitary Piping

Cast Iron 100% LIFE \* \* 1

Storm Drain Piping

Cast Iron 100% LIFE \* \* 1

Sump Pump(s)

Not Accessible 100%

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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
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B, 1, 2							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							
	Chemical System								
	Not Accessible	100%							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : EXCELSIOR BUILDING  
**Address** : 137 CENTRE STREET 112 WHITE STREET (AKA)  
**Borough** : MANHATTAN **Agency's Number** : 312-117  
**Program / Asset #** : DGS0011.000 / 2054 **Yr Built/Renovated** : 1911 / 2006  
**Area Sq Ft** : 59,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 30-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,9  
**Block** : 197 **Lot** : 17 **BIN** : 1002358

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$45,100	\$134,500
Interior Architecture	\$223,200	
Electrical	\$771,600	\$339,000
Mechanical	\$72,100	\$1,169,100
<b>Total</b>	<b>\$1,112,100</b>	<b>\$1,642,500</b>
Importance Code A	\$45,100	\$134,500
Importance Code B	\$1,067,000	\$1,508,000
<b>Total</b>	<b>\$1,112,100</b>	<b>\$1,642,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$48,400			\$30,800
Interior Architecture	\$232,200	\$17,700	\$3,200	\$33,100
Electrical	\$1,100	\$1,300	\$1,600	\$9,100
Mechanical	\$13,800	\$9,100	\$10,900	\$55,100
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$322,100</b>	<b>\$54,700</b>	<b>\$42,300</b>	<b>\$154,800</b>
Importance Code A	\$54,200	\$5,800	\$5,800	\$36,700
Importance Code B	\$267,900	\$48,900	\$35,500	\$118,000
Importance Code C			\$1,000	
<b>Total</b>	<b>\$322,100</b>	<b>\$54,700</b>	<b>\$42,300</b>	<b>\$154,800</b>



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

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	2%			2060	**	10	\$5,200		
Masonry: Brick	78%			LIFE	**	5	\$86,100		
Masonry: Brick	3%	Now	\$19,800	LIFE	**	5	\$3,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Chimney									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Chimney									
Masonry: Granite	3%			LIFE	**	5	\$2,500		
Masonry: Limestone	5%			LIFE	**	5	\$4,100		
Masonry: Limestone	2%			LIFE	**	5	\$1,700		
Metal Panel	2%			2035	**	5-10	\$15,200		
Stucco Cement	5%			2030	**	5	\$13,800		
Windows									
Aluminum	75%			2041	**	5	\$21,700		
Steel	25%			2033	**	5	\$90,300		
Parapets									
Cast Stone/Terra Cotta	5%	Now	\$2,800	LIFE	**	5	\$1,700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Coping									
Copper/Terne	10%			2060	**	5	\$2,200		
Masonry: Brick	33%			LIFE	**	5	\$1,500		
Masonry: Brick	50%	Now	\$25,700	LIFE	**	5	\$2,200		
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Interior Face									
Explanation : Masonry Coated									
Pre-Cast Concrete	2%			LIFE	**	5	\$600		
Roof									
Modified Bitumen	98%			2030	**	10	\$13,500		
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : Roof Over 9th Floor									
Skylight, Metal/Glass	2%			2045	**	10	\$900		

## Interior

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

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

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

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

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	\$223,400	2027	* *	3	\$26,500	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout 2nd Through 6th Floors							
	Worn/Eroded, Extent : Moderate, Area Affected : 50%							
	Location : Throughout 2nd Through 6th Floors							
Carpet	40%			2024	\$446,800	3	\$53,000	
Ceramic Tile	5%			2034	* *	5	\$4,400	
Mosaic Tile	3%			2030	* *	5	\$6,600	
Terrazzo	2%			LIFE	* *	5	\$1,400	
Vinyl Tile	30%	Now	\$223,200	2035	* *	3	\$9,900	
	Worn/Eroded, Extent : Moderate, Area Affected : 65%							
	Location : Throughout 7th, 8th And 9th Floors							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : 9th Floor							
	Explanation : 9x9 Units							
Interior Walls								
Ceramic Tile	3%			2034	* *	5	\$2,000	
Gypsum Board	20%			LIFE	* *	5	\$7,800	
Metal Panel	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$11,700	
Ceilings								
AcousTileSusp.Lay-In	40%			2030	* *	5	\$35,300	
AcousTileSusp.Lay-In	20%			2042	* *	5	\$17,700	
Plaster	40%			LIFE	* *	5	\$22,100	

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									
Service Equipment									
	Fused Disc Sw	100%			2045	* *	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- 2500 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2045	* *	5	\$1,600	
Raceway									
	Conduit	70%			2025	\$60,400	1		
	Conduit	30%			2045	* *	1		
Panelboards									
	Fused Disc Sw	5%			2024	\$4,400	5	\$100	
	Molded Case Bkrs	30%			2041	* *	5	\$500	
	Molded Case Bkrs	65%			2024	\$57,800	5	\$1,000	

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

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	70%	2-4	\$81,700	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2045	* *	1		
Motor Controllers								
Locally Mounted	80%			2023	\$23,400	5	\$300	
Locally Mounted	20%			2038	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$305,200	10	\$37,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Upper Floors								
Explanation : T-12 Lamps								
Fluorescent	30%			2030	* *	10	\$16,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement, 2nd Floor And 3rd Floor								
Explanation : T-8 Lamps								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$7,100	
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2025	\$220,800	10	\$200	
Alarm								
Security System								
No Component	50%							
Generic	50%			2020	\$88,400	1	\$11,000	
Fire/Smoke Detection								
No Component	60%							
Generic, Analog	40%			2020	\$242,200			

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%			2035	* *	1		
Conversion Equipment									
	Steam Boiler	100%			2030	* *	1	\$58,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 3 Units									

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

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								
Steam Piping/Pump	100%			2025	\$408,200	4	\$4,400	
Terminal Devices								
Convactor/Radiator	100%			2023	\$552,200	1	\$19,100	
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		
Conversion Equipment								
Window/Wall Unit	60%			2020	\$72,100	1		
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,600	
No Component	80%							
Exhaust Fans								
Interior	20%			2020	\$12,900	2	\$400	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%	0-2	\$3,500	2035	* *	1		
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Water Main, Basement								
Water Heater								
Gas Fired	100%			2020	\$13,600	2	\$900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2020	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (1) B-9 (2) 1-8								
Explanation : 3 Units								
Fire Suppression								
Standpipe								
Generic	100%			2025	\$208,600	1-5	\$29,800	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : FORMER P. S. 31 - BX  
**Address** : 425 GRAND CONCOURSE BTWN: EAST 144 ST., EAST 149 S  
**Borough** : BRONX **Agency's Number** : X031  
**Program / Asset #** : BOE0178.000 / 508 **Yr Built/Renovated** : 1899 / 1969  
**Area Sq Ft** : 58,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 08-Sep-2010 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2346 **Lot** : 1 **BIN** : 2001036

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,969,300	\$299,700
<b>Total</b>	<b>\$1,969,300</b>	<b>\$299,700</b>
Importance Code A	\$1,969,300	\$299,700
<b>Total</b>	<b>\$1,969,300</b>	<b>\$299,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$23,100			
<b>Total</b>	<b>\$23,100</b>			
Importance Code A	\$23,100			
<b>Total</b>	<b>\$23,100</b>			



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 Estimates are rounded to the nearest hundred dollars.

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



**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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%	Now	\$391,000	LIFE	* *	5	\$43,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : The Building Is Presently Vacant. Construction Work Was Suspended Several Years Ago.								
Masonry: Brick	90%	Now	\$1,304,300	LIFE	* *	5	\$99,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$4,200	
Windows								
Wood	100%			2030	* *	5	\$313,200	
Other Observation, Extent : Severe, Area Affected : 50%								
Location : Interior								
Explanation : No Access Inside Building Prevented Full Examination Of Windows								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$41,200	LIFE	* *	5	\$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Masonry: Brick	50%	Now	\$76,100	LIFE	* *	5	\$4,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Diagonal Cracks, Extent : Light, Area Affected : 20%								
Location : Corners								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Sidewalk Shed Below, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Not Accessible	40%							

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**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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

Asphalt Shingle

20% Now \$23,100 2037 \* \*

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%**Location : Throughout**Water Penetration, Extent : Severe, Area Affected : 50%**Location : Throughout**Worn/Eroded, Extent : Moderate, Area Affected : 50%**Location : Throughout*

Not Accessible

80%

## Interior

## Floors

Not Accessible

100%

## Interior Walls

Not Accessible

100%

## Ceilings

Not Accessible

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

## Service Equipment

Not Accessible

100%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : Building Is Closed And Not Occupied For Many Years*

## Transformers

Not Accessible

100%

## Switchgear / Switchboard

Not Accessible

100%

## Raceway

Not Accessible

100%

## Panelboards

Not Accessible

100%

## Wiring

Not Accessible

100%

## Motor Controllers

Not Accessible

100%

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

## Interior Lighting

Not Accessible

100%

## Egress Lighting

Not Accessible

100%

*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**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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)		

**Lighting**

Exterior Lighting  
 Not Accessible 100%

**Alarm**

Security System  
 Not Accessible 100%

Fire/Smoke Detection  
 Not Accessible 100%

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

**Heating**

Energy Source  
 Not Accessible 100%  
*Other Observation, Extent : Light, Area Affected : 0%*  
*Location : Throughout*  
*Explanation : Building Is Closed And Unoccupied*

Conversion Equipment  
 Not Accessible 100%

Distribution  
 Not Accessible 100%

Terminal Devices  
 Not Accessible 100%

**Ventilation**

Distribution  
 Not Accessible 100%

Exhaust Fans  
 Not Accessible 100%

**Plumbing**

H/C Water Piping  
 Not Accessible 100%

Water Heater  
 Not Accessible 100%

HW Heat Exchanger  
 Not Accessible 100%

Sanitary Piping  
 Not Accessible 100%

Storm Drain Piping  
 Not Accessible 100%

Sump Pump(s)  
 Not Accessible 100%

Sewage Ejector(s)  
 Not Accessible 100%

Backflow Preventer  
 Not Accessible 100%

*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**  
**FORMER P. S. 31 - BX**  
**Asset # : 508**

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								
	Not Accessible	100%							
Vertical Transport									
	Elevators								
	Not Accessible	100%							
Fire Suppression									
	Standpipe								
	Not Accessible	100%							
	Sprinkler								
	Not Accessible	100%							
	Fire Pump								
	Not Accessible	100%							

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 10-Jul-2015 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4  
**Block** : 1769 **Lot** : 45 **BIN** : 1054382

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$1,330,500	\$232,700
Interior Architecture	\$512,900	\$143,600
Electrical		\$359,600
Mechanical	\$78,900	
<b>Total</b>	<b>\$1,922,300</b>	<b>\$735,900</b>
Importance Code A	\$1,330,500	\$232,700
Importance Code B	\$353,500	\$430,500
Importance Code C	\$238,300	\$72,700
<b>Total</b>	<b>\$1,922,300</b>	<b>\$735,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$75,000			
Interior Architecture	\$72,400		\$7,700	\$9,800
Electrical	\$700	\$300	\$700	\$300
Mechanical	\$66,700	\$4,400	\$3,500	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$218,800</b>	<b>\$8,600</b>	<b>\$15,800</b>	<b>\$17,600</b>
Importance Code A	\$102,100	\$2,500	\$2,500	\$2,500
Importance Code B	\$73,300	\$6,100	\$13,200	\$12,000
Importance Code C	\$43,300			\$3,000
<b>Total</b>	<b>\$218,800</b>	<b>\$8,600</b>	<b>\$15,800</b>	<b>\$17,600</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**  
**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%			LIFE	* *	5	\$246,000	
Masonry: Brick	50%	Now	\$521,400	LIFE	* *	5	\$52,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade, Foundation								
Masonry: Brick	15%	Now	\$102,900	LIFE	* *	5	\$15,700	
Jnt 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	\$215,600	LIFE	* *	5	\$7,900	
Jnt 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, Tower, Over Main Entrance Arch								
Masonry: Granite	10%	Now	\$274,300	LIFE	* *	5	\$7,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Lobby								
Windows								
Wood	50%	Now	\$33,800	2034	* *	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%			2042	* *	5	\$41,500	
Parapets								
Copper/Terne	10%			2046	* *	5	\$500	
Masonry: Brownstone	90%			LIFE	* *	5-10	\$12,800	

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

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

**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	\$93,300	2046	* *				
	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%			2031	* *	10	\$9,500		
Modified Bitumen	5%	Now	\$10,000	2036	* *			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%			2022	\$79,800	3	\$11,500		
Carpet	10%			2025	\$53,200	3	\$5,800		
Ceramic Tile	15%			2035	* *	5	\$5,800		
Mosaic Tile	5%			2031	* *	5	\$4,800		
Vinyl Tile	20%			2034	* *	3	\$2,900		
Vinyl Tile	20%			2026	\$70,900	3	\$3,800		
Wood	15%	Now	\$206,200	2066	* *	5	\$5,400		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apt.								
	Worn/Eroded, Extent : Severe, Area Affected : 50%								
	Location : Old Caretakers Apt.								
Interior Walls									
Ceramic Tile	5%			2035	* *	5	\$6,100		
Gypsum Board	15%			LIFE	* *	5-10	\$30,900		
Masonry: Brick	10%	Now	\$102,400	LIFE	* *				
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
	Spalling, Extent : Moderate, Area Affected : 25%								
	Location : Basement								
Plaster	20%	Now	\$63,200	LIFE	* *	5	\$7,300		
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apt. And Main Stair								
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Old Caretakers Apt. And Main Stair								
Plaster	35%			LIFE	* *	5-10	\$36,100		
Wood	15%			LIFE	* *	5	\$145,500		

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**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%			2039	**	5	\$9,600	
Gypsum Board	10%			LIFE	**	5-10	\$13,200	
Plaster	25%	Now	\$68,400	LIFE	**	5	\$6,000	

*Cracking/Crumbling, Extent : Severe, Area Affected : 50%*

*Location : Old Caretakers Apt.*

*Worn/Eroded, Extent : Severe, Area Affected : 50%*

*Location : Old Caretakers Apt.*

Plaster	15%			LIFE	**	5-10	\$9,900	
Plaster	25%			LIFE	**	5-10	\$16,500	

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%			2036	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Mian Service Switch Rated @ 800 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2036	**	5	\$100	
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## Raceway

Conduit	100%			2036	**	1		
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## Panelboards

Molded Case Bkrs	100%			2034	**	5	\$700	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Corridors*

*Explanation : Existing Non Functional Knife Switch Panels Retained For Historical Purposes*

## Wiring

Thermoplastic	100%			2036	**	1		
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## Motor Controllers

Locally Mounted	60%			2031	**	5	\$100	
Locally Mounted	40%			2024		5	\$100	

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Connected To Metal Water Pipe.*

## 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**  
**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
Lighting									
	Interior Lighting								
	Fluorescent	80%			2031	* *	10	\$18,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	15%			2031	* *	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : T-8 Lamps							
	Fluorescent	3%			2026	\$46,900	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
	HID	1%			2026	\$2,200	10		
	Incandescent	1%			2026	\$15,600	2		
Egress Lighting									
	Emergency, Battery	50%			2026	\$18,800	10	\$3,100	
	Exit, LED	50%			2041	* *	1		
Exterior Lighting									
	HID	20%			2026	\$21,000	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2026	\$25,300	1	\$2,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Outside							
		Explanation : Cctv Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2026	\$288,400			
		Other Observation, Extent : Moderate, 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
Heating									
	Energy Source								
	Fuel Oil No 2	40%			2036	* *	5	\$3,200	
	Natural Gas	60%			2036	* *	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
Heating									
	Conversion Equipment								
	Steam Boiler	60%	Now	\$16,300	2031	* *	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.							
	Steam Boiler	40%	Now	\$10,800	2031	* *	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. 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.							
Distribution									
	Steam Piping/Pump	100%	Now	\$38,900	2036	* *	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%	Now	\$25,000	2031	* *	1	\$7,100	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : 2nd & 3rd Fl. Court Rooms							
		Explanation : Lack Of Heating Devices In 2nd & 3rd Fl. Court Rooms							
	Unit Heater-Stm/HW	5%			2021	\$9,000	4	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	5%			2024	\$17,900	2	\$100	
	Window/Wall Unit	70%			2019	\$40,100	1		
	No Component	25%							
	Terminal Devices								
	Fan Coil - Cooling	5%			2026	\$8,000	1	\$400	
	No Component	95%							
	Heat Rejection								
	Remote Air Cond	5%			2026	\$6,200	2	\$900	
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	Water Heater								
	Gas Fired	100%	Now	\$6,500	2026	\$6,500	2	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							

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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									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2017	\$7,200	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2026	\$12,000	4	\$2,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-4								
	Explanation : 1 Unit								

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : HEALTH BUILDING  
**Address** : 125 WORTH STREET @ CENTRE ST.  
**Borough** : MANHATTAN **Agency's Number** : 312-120  
**Program / Asset #** : DGS0005.000 / 2050 **Yr Built/Renovated** : 1931 / 2012  
**Area Sq Ft** : 415,410 **Project Type** : REAL PROPERTY  
**Date of Survey** : 29-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,5,7,10  
**Block** : 168 **Lot** : 32 **BIN** : 1001831

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,192,700	\$710,700
Interior Architecture		\$316,600	\$2,786,400
Electrical			\$1,139,200
Mechanical		\$731,300	\$1,455,800
<b>Total</b>		<b>\$2,240,500</b>	<b>\$6,092,100</b>
Importance Code	A	\$1,192,700	\$710,700
Importance Code	B	\$1,047,800	\$5,007,800
Importance Code	C		\$373,600
<b>Total</b>		<b>\$2,240,500</b>	<b>\$6,092,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				
Interior Architecture	\$2,063,300	\$54,400		\$97,200
Electrical	\$27,900	\$39,000	\$35,700	\$27,900
Mechanical	\$58,100	\$48,100	\$41,900	\$42,000
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
<b>Total</b>	<b>\$2,247,900</b>	<b>\$240,200</b>	<b>\$176,300</b>	<b>\$265,700</b>
Importance Code	A	\$12,300	\$400	
Importance Code	B	\$2,235,600	\$176,300	\$265,700
Importance Code	C			
<b>Total</b>	<b>\$2,247,900</b>	<b>\$240,200</b>	<b>\$176,300</b>	<b>\$265,700</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									
Masonry: Brick	10%			LIFE	**	5	\$21,300		
Masonry: Granite	70%			LIFE	**	5	\$111,800		
Masonry: Granite	20%			LIFE	**	5	\$31,900		
Windows									
Aluminum	95%	Now	\$1,023,800	2039	**	5	\$123,300		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Bronze/Brass	3%			2031	**	5	\$48,700		
Metal Louvers	2%			2032	**	10	\$32,400		
Parapets									
Masonry: Brick	40%	Now	\$105,500	LIFE	**	5	\$9,200		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Interior Face									
Masonry: Granite	60%			LIFE	**	5	\$17,400		
Roof									
Copper/Terne	5%			2051	**	10	\$12,200		
Modified Bitumen	28%			2023	\$157,800	10	\$27,300		
Modified Bitumen	65%			2028	**	10	\$63,500		
Skylight, Metal/Glass	2%			2023	\$285,900	10	\$6,500		
Interior									
Floors									
Carpet	25%			2017	\$1,966,100	3	\$310,900		
Ceramic Tile	5%			2026	\$597,000	5	\$31,100		
Marble Panels	7%			LIFE	**	5	\$32,600		
Marble Panels	3%	Now	\$133,900	LIFE	**	5	\$14,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Stairs To Ninth Floor									
Quarry Tile	5%			2028	**	5	\$46,600		
Raised Access Floor	5%			2032	**	5	\$116,600		
Terrazzo	25%			LIFE	**	5	\$121,400		
Vinyl Tile	25%			2023	\$1,309,600	3	\$77,700		
Interior Walls									
Ceramic Tile	2%			2026	\$229,400	5	\$8,400		
Gypsum Board	10%			LIFE	**	5	\$25,200		
Metal Panel	5%			LIFE	**				
Marble Panels	20%			LIFE	**				
Plaster	48%			LIFE	**	5	\$60,400		
SGFT/Glazed Masonry	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$83,900		

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

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

## Interior

## Ceilings

AcousTile,Adhered	10%			2028	* *	5	\$62,200	
AcousTileSusp.Lay-In	40%			2028	* *	5	\$248,700	
Masonry: Marble	3%			LIFE	* *	1		
Masonry: Vault Struct	5%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *	1		
Plaster	40%			LIFE	* *	5	\$155,400	

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2053	* *	5	\$900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Recent Installation Rated @ 4000 Amperes*

Under Construction	50%							
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## Transformers

Dry Type	100%			2043	* *	5	\$1,500	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Recent Installation Rated 2- 1500 Kva*

## Switchgear / Switchboard

Molded Case Bkrs	90%			2053	* *	5	\$9,800	
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

Under Construction	10%							
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## Raceway

Conduit	80%			2053	* *	1		
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Conduit	20%			2023	\$187,400	1		
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## Panelboards

Molded Case Bkrs	90%			2048	* *	5	\$9,800	
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Molded Case Bkrs	10%			2031	* *	5	\$1,100	
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## Wiring

Thermoplastic	90%			2053	* *	1		
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic	10%			2033	* *	1		
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## Motor Controllers

Locally Mounted	20%			2021	\$5,800	5	\$600	
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Under Construction	80%							
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**HEALTH BUILDING**  
**Asset # : 2050**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Newly Installed</i>								
<b>Stand-by Power</b>								
Transfer Switches								
Under Construction	100%							
Generators								
Under Construction	100%							
Fuel Storage								
Under Construction	100%							
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2023	\$520,600	10	\$38,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	90%			2031	* *	10	\$342,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$50,100	
Exit, LED	50%			2058	* *	1		
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$46,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2031	* *	1-3	\$256,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations</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	100%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Ed</i>								

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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
Heating									
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2032	* *	5	\$24,700	
	Distribution								
	Steam Piping/Pump	100%			2033	* *	4	\$30,700	
	Terminal Devices								
	Convactor/Radiator	100%			2028	* *	1	\$134,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2031	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Cooling	20%			2024	\$1,060,200	2	\$5,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Various Locations							
	Window/Wall Unit	80%			2018	\$677,000	1		
	Heat Rejection								
	Remote Air Cond	20%			2028	* *	2	\$57,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$46,300	
	No Component	80%							
	Exhaust Fans								
	Interior	75%			2023	\$341,300	2	\$9,500	
	No Component	25%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2033	* *	1		
	Galv Iron/Steel	50%			2028	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2033	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2028	* *	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Backflow Preventer								
	No Component	70%							
	Generic	30%			2028	* *	1	\$7,600	
	Fixtures								
	Generic	100%							
Vertical Transport									

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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
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : B-10									
Explanation : 10 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2033		* *	1-5	\$209,400
Sprinkler									
	No Component	25%							
	Generic	75%			2043		* *	1-2	\$87,300

*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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 30-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 2467 **Lot** : 1 **BIN** : 3063635

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$102,200
Interior Architecture		\$1,231,400	\$119,900
Electrical		\$135,500	\$32,100
Mechanical			\$91,300
<b>Total</b>		<b>\$1,366,900</b>	<b>\$345,400</b>
Importance Code A			\$102,200
Importance Code B		\$1,226,100	\$243,300
Importance Code C		\$140,800	
<b>Total</b>		<b>\$1,366,900</b>	<b>\$345,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$23,800		\$6,200	
Interior Architecture	\$25,400			\$3,200
Electrical	\$3,900	\$1,700	\$25,000	\$2,600
Mechanical	\$81,000	\$20,700	\$31,900	\$16,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$138,100</b>	<b>\$26,300</b>	<b>\$67,000</b>	<b>\$25,800</b>
Importance Code A	\$32,000	\$8,500	\$15,800	\$8,500
Importance Code B	\$92,900	\$17,800	\$51,300	\$17,300
Importance Code C	\$13,100			
<b>Total</b>	<b>\$138,100</b>	<b>\$26,300</b>	<b>\$67,000</b>	<b>\$25,800</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**  
**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%			LIFE	* *	5	\$21,100		
	Recent Repair Evident, Extent : Light, Area Affected : 66%								
	Location : Throughout								
Masonry: Brick	75%			LIFE	* *	5	\$31,700		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$1,600		
Metal Coiling Doors	10%	2-4	\$23,800	2029	* *	5	\$6,600		
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Windows									
Aluminum	100%			2049	* *	5	\$12,300		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Parapets									
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$11,000		
Masonry: Brick	90%			LIFE	* *	5	\$12,800		
Roof									
Built-Up (BUR)	100%			2034	* *	10	\$102,200		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	15%	Now	\$59,300	LIFE	* *	5	\$42,000		
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
	Location : Loading Dock And Throughout								
Ceramic Tile	5%	2-4	\$12,300	2027	* *	5	\$3,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Panel/Paver: Cer/Brk	25%	2-4	\$298,000	2040	* *	5	\$36,000		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$21,500	2029	* *	3	\$4,800		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : Throughout Offices								
Vinyl Tile	10%	4+	\$107,700	2034	* *	3	\$4,800		
	Cracking/Crumbling, Extent : Severe, Area Affected : 40%								
	Location : Throughout								
Wood	35%			2039	* *	5	\$83,900		

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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Concrete Masonry Unit	50%	4+	\$140,800	LIFE	* *	5	\$12,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	25%	4+	\$13,100	LIFE	* *	5	\$9,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
SGFT/Glazed Masonry	25%			LIFE	* *			
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	Now	\$256,300	2044	* *	5	\$20,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lockers, Basement And Bathrooms</i>								
Exposed Concrete	75%	4+	\$305,800	LIFE	* *	5	\$15,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Under Loading Dock Area</i>								

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2044	* *	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	90%			2044	* *	5	\$400	
Molded Case Bkrs	10%			2044	* *	5	\$200	
<b>Raceway</b>								
Conduit	50%			2024	\$4,600	1		
Conduit	50%			2044	* *	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2040	* *	5	\$200	
Molded Case Bkrs	85%			2040	* *	5	\$1,900	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1st Floor</i>								
Molded Case Bkrs	5%			2023	\$1,500	5	\$100	
<b>Wiring</b>								
Braided Cloth	10%	2-4	\$2,000	2049	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	90%			2044	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	50%			2022	\$32,100	5	\$300	
Locally Mounted	50%			2037	* *	5	\$300	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,300	
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## Lighting

## Interior Lighting

Fluorescent	100%			2029	* *	10	\$78,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T-8 Lamps*

## Egress Lighting

Emergency, Battery	50%			2019	\$57,100	10	\$10,300	
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Exit, Service	50%			2019	\$11,400	1		
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## Exterior Lighting

HID	100%			2029	* *	10	\$300	
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## Alarm

## Security System

No Component	50%							
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Generic	50%			2029	* *	1	\$16,000	
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<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

Fuel Oil No 2	100%	Now	\$10,400	2044	* *	5	\$13,200	
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*Leak Evident, Extent : Moderate, Area Affected : 5%**Location : Oil Supply System*

## Conversion Equipment

Steam Boiler	100%	Now	\$8,200	2037	* *	1	\$76,100	
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*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Control System**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 2 Boilers*

## Distribution

Steam Piping/Pump	100%			2034	* *	4	\$6,300	
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## Terminal Devices

Air Handler	20%			2024	\$91,300	1	\$10,600	
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Convactor/Radiator	60%			2037	* *	1	\$16,600	
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Fan Coil Unit/Heat	20%			2029	* *	1	\$5,500	
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## Air Conditioning

## Energy Source

Electricity	100%			2040	* *	1		
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## Conversion Equipment

Window/Wall Unit	20%			2022	\$34,800	1		
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No Component	80%							
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## Ventilation

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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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$47,600	
Exhaust Fans								
Interior	10%			2024	\$9,400	2	\$300	
Roof	90%			2034	* *	2	\$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Few Fans Still To Be Connected To The Controllers								
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2029	* *	1		
Water Heater								
Gas Fired	100%	0-2	\$19,700	2024	\$19,700	2	\$1,000	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement Boiler Room								
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2017	\$6,600	4	\$2,500	
Sewage Ejector(s)								
Compressed Air	100%	0-2	\$28,300	2054	* *	4	\$1,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Backflow Preventer								
Generic	100%			2024	\$8,200	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%			2044	* *	1-5	\$44,700	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : KINGS SUPREME CIVIL COURT OFFICE BUILDING  
**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** : 09-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,12  
**Block** : 140 **Lot** : 123 **BIN** : 3000263

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,535,900	\$590,600
Interior Architecture		\$5,736,800	\$28,017,600
Electrical		\$289,600	\$5,167,600
Mechanical		\$383,900	\$3,539,900
<b>Total</b>		<b>\$7,946,200</b>	<b>\$37,315,800</b>
Importance Code A		\$1,535,900	\$642,700
Importance Code B		\$6,238,700	\$36,635,700
Importance Code C		\$171,500	\$37,400
<b>Total</b>		<b>\$7,946,200</b>	<b>\$37,315,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$56,500		\$8,800	
Interior Architecture	\$1,135,800		\$217,500	\$723,300
Electrical	\$41,300	\$26,200	\$29,000	\$37,100
Mechanical	\$183,600	\$117,200	\$195,900	\$121,900
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
<b>Total</b>	<b>\$1,523,800</b>	<b>\$250,000</b>	<b>\$557,900</b>	<b>\$988,800</b>
Importance Code A	\$88,700	\$31,700	\$40,500	\$31,700
Importance Code B	\$1,399,900	\$218,300	\$517,300	\$957,200
Importance Code C	\$35,200			
<b>Total</b>	<b>\$1,523,800</b>	<b>\$250,000</b>	<b>\$557,900</b>	<b>\$988,800</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**  
**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	\$276,200	
Masonry: Brick	78%	Now	\$412,200	LIFE	**	5	\$275,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Under Windows,Throughout								
Masonry: Limestone	10%	0-2	\$212,400	LIFE	**	5	\$26,500	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	2%			2046	**	5-10	\$48,600	
Granite Panels	2%	Now	\$37,200	LIFE	**	5	\$5,300	
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%			2039	**	5	\$17,700	
Window Wall	1%			2046	**	5	\$13,300	
Windows								
Aluminum	90%	Now	\$535,600	2042	**	5	\$32,200	
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%								
Location : Throughout								
Steel	10%	Now	\$74,200	2034	**	5	\$44,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Penthouse Level								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Level								
Parapets								
Cast Stone/Terra Cotta	15%			LIFE	**	5-10	\$41,500	
Masonry: Brick	75%			LIFE	**	5-10	\$50,000	
Metal Rail	10%			2031	**	5-10	\$17,600	
Roof								
Cast in Place Concrete	5%			LIFE	**	10	\$7,000	
Copper/Terne	75%	0-2	\$83,600	2054	**			
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Throughout								
Modified Bitumen	20%	Now	\$19,300	2026	\$96,700			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

**Interior**

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Estimates are rounded to the nearest hundred dollars.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**  
**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								
Floors								
Carpet	20%	0-2	\$1,100,600	2022	\$11,006,000	3	\$1,305,200	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Carpet	10%			2025	\$5,503,000	3	\$652,600	
Cast in Place Concrete	10%			LIFE	**	5	\$1,903,400	
Ceramic Tile	3%	Now	\$250,700	2029	**	5	\$65,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Marble Panels	2%			LIFE	**	5	\$130,500	
Terrazzo	2%			LIFE	**	5	\$136,000	
	Horizontal Cracks, Extent : Light, Area Affected : 10%							
	Location : Entrance							
Vinyl Tile	43%	0-2	\$788,100	2026	\$15,762,200	3	\$701,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	10%	Now	\$733,100	2031	**	3	\$163,100	
	Adhesion Failure, Extent : Severe, Area Affected : 100%							
	Location : Basement And 8th Floor							
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%							
	Location : Basement And 8th Floor							
Interior Walls								
Cast in Place Concrete	10%	Now	\$102,900	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : At Vault In Basement							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Electrical Room,Basement							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Electrical Room,Basement							
Glass: Single Pane	5%			LIFE	**	5	\$12,300	
Gypsum Board	38%			LIFE	**	5-10	\$106,100	
Masonry: Brick	10%			LIFE	**	10	\$4,900	
Marble Panels	2%			LIFE	**	10	\$1,300	
Plaster	35%	Now	\$22,800	LIFE	**	5	\$17,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%							
	Location : 8th Floor, Various Offices On Other Floors							
	Recent Repair Evident, Extent : Light, Area Affected : 5%							
	Location : 8th Floor							

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Estimates are rounded to the nearest hundred dollars.

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**  
**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								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$435,900	2024	\$8,718,400	5	\$679,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	35%	Now	\$610,300	2031	* *	5	\$761,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Throughout								
AcousTileSusp.Lay-In	8%	Now	\$139,500	2039	* *	5	\$174,000	
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : 8th Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : 8th Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : 8th Floor								
Exposed Concrete	5%			LIFE	* *	5-10	\$271,900	
Plaster	25%			LIFE	* *	5-10	\$1,869,400	
Plaster	2%			LIFE	* *	5-10	\$149,600	

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%			2052	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : 2 @4000 Amps & 1 @2000 Amps								
Fused Disc Sw	25%			2026	\$52,000	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%			2052	* *	5	\$8,400	
Raceway								
Conduit	80%			2026	\$499,800	1		
Conduit	20%			2052	* *	1		
Panelboards								
Molded Case Bkrs	20%			2034	* *	5	\$1,700	
Molded Case Bkrs	80%			2048	* *	5	\$6,700	

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**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**  
**Asset # : 2043**

<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>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	30%	2-4	\$289,600	2051	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
Thermoplastic	30%			2036	* *	1		
Thermoplastic	40%			2052	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	70%			2039	* *	5	\$1,500	
Motor Control Center	30%			2039	* *	5	\$2,600	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%	2-4	\$9,400	LIFE	* *	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main Basement</i>								
<i>Explanation : Corroded</i>								
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%	Now	\$8,800	2046	* *	1	\$88,600	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Generators</b>								
Diesel	100%			2022	\$72,500	1	\$123,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Pump Room Basement</i>								
<i>Explanation : One 41 Kva</i>								
<b>Batteries</b>								
Lead/Acid	100%			2019	\$1,500	5	\$11,900	
<b>Fuel Storage</b>								
Day Tank	50%			2025	\$11,500	5	\$29,700	
Main Tank	50%			2029	* *	5	\$4,700	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	100%			2026	\$4,010,200	10	\$293,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								
<b>Egress Lighting</b>								
Emergency, Service	10%			2026	\$15,600	1		
Exit, LED	90%			2061	* *	1		
<b>Exterior Lighting</b>								
HID	20%			2026	\$239,500	10	\$200	
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
Not Accessible	100%							

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

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)		

**Alarm**

Fire/Smoke Detection

No Component 80%

Generic, Analog 20%

2031

\* \*

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

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2046

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Vault**Explanation : One 10,000 Gallon Tank*

Conversion Equipment

Steam Boiler

100%

2039

\* \*

1

\$316,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 3 Units*

Distribution

Hot Wtr Piping/Pump

50%

2034

\* \*

4

\$11,800

Steam Piping/Pump

50%

2036

\* \*

4

\$7,900

Terminal Devices

Air Handler

30%

Now

\$10,300

2021

\$512,900

1

\$53,400

*Other Observation, Extent : Moderate, Area Affected : 3%**Location : Compressor And Air Dryer**Explanation : Pneumatic Control System*

Convactor/Radiator

50%

2031

\* \*

1

\$51,700

Fan Coil Unit/Heat

20%

2026

\$949,600

1

\$20,700

**Air Conditioning**

Energy Source

Electricity

100%

2042

\* \*

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2035

\* \*

1

\$311,700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*

Ext Pkg Unit - Cooling

5%

0-2

\$7,300

2026

\$73,200

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*

No Component

5%

Distribution

Chilled Wtr Pipe/Pump

80%

2036

\* \*

4

\$12,600

No Component

20%

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

<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>Air Conditioning</b>								
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	90%	Now	\$115,200	2021	\$1,151,600	1	\$160,300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Multiple Locations Throughout Building</i>								
Fan Coil - Cool/Heat	5%			2026	\$285,100	1	\$5,200	
No Component	5%							
<b>Heat Rejection</b>								
Air Condenser Unit	5%			2026	\$30,100	2	\$11,100	
Water Cool Tower	90%			2027	* *	2	\$289,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adjacent Building</i>								
<i>Explanation : Cooling Tower</i>								
No Component	5%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$282,500	
<b>Exhaust Fans</b>								
Interior	80%			2026	\$280,400	2	\$7,800	
Roof	20%			2021	\$50,400	2	\$2,000	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Galv Iron/Steel	100%	0-2	\$189,400	2031	* *	1		
<i>Corroded, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<b>Water Heater</b>								
Gas Fired	100%			2024	\$73,800	2	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 250 Gallon Tank</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
<b>Sewage Ejector(s)</b>								
Electric	100%			2026	\$11,000	4	\$2,500	
<b>Fixtures</b>								
Generic	100%							
<i>Obsolete Fixtures, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 8 Units Travel From 1st : 12th Floor And 1 Unit Travels Basement To 13</i>								
<i>Explanation : 9 Units</i>								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**KINGS SUPREME CIVIL COURT OFFICE BUILDING**

**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
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$161,300	
	Sprinkler								
	No Component	95%							
	Generic	5%			2036	* *	1-2	\$4,500	
Fire Pump									
	Generic	100%			2035	* *	1	\$59,800	

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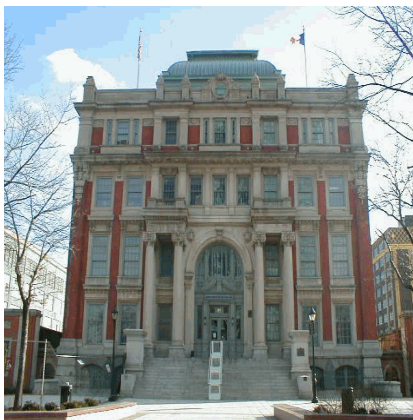
Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 20-May-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,atc  
**Block** : 83 **Lot** : 1 **BIN** : 4000698

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$152,200	\$195,900
Interior Architecture			\$617,400
Electrical		\$722,300	\$4,446,100
Mechanical		\$353,500	\$288,000
<b>Total</b>		<b>\$1,228,100</b>	<b>\$5,547,500</b>
Importance Code A		\$152,200	\$195,900
Importance Code B		\$1,075,900	\$5,088,200
Importance Code C			\$263,300
<b>Total</b>		<b>\$1,228,100</b>	<b>\$5,547,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture			\$23,100	
Interior Architecture	\$34,100	\$4,800	\$37,300	\$9,500
Electrical	\$2,200	\$2,700	\$5,700	\$2,000
Mechanical	\$43,900	\$25,200	\$46,800	\$27,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$88,000</b>	<b>\$40,600</b>	<b>\$120,900</b>	<b>\$46,700</b>
Importance Code A	\$6,700	\$6,700	\$30,000	\$6,700
Importance Code B	\$76,300	\$33,900	\$90,900	\$40,000
Importance Code C	\$5,000			
<b>Total</b>	<b>\$88,000</b>	<b>\$40,600</b>	<b>\$120,900</b>	<b>\$46,700</b>



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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%			2044	**	10	\$27,200	
Masonry: Brick	70%			LIFE	**	5	\$81,200	
Masonry: Granite	5%			LIFE	**	5	\$4,400	
Masonry: Limestone	15%			LIFE	**	5	\$13,100	
Windows								
Wood	100%			2032	**	5	\$229,400	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$12,100	
Masonry: Brick	30%			LIFE	**	5	\$6,100	
Masonry: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
Clay Tile	25%			2044	**	10	\$18,800	
Copper/Terne	5%			2039	**	10	\$9,400	
Metal Panel	10%			2029	**	10	\$13,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Cupola								
Explanation : Painted Surface								
Modified Bitumen	50%			2029	**	10	\$37,500	
Skylight, Metal/Glass	10%			2044	**	10	\$25,000	
Interior								
Floors								
Carpet	15%			2023	\$209,800	3	\$30,300	
Carpet	5%			2025	\$69,900	3	\$7,600	
Cast in Place Concrete	5%			LIFE	**	5	\$11,100	
Mosaic Tile	10%			2029	**	5	\$25,300	
Terrazzo	7%			LIFE	**	5	\$5,500	
Vinyl Tile	38%			2024	\$354,100	3	\$14,400	
Vinyl Tile	15%			2032	**	3	\$7,600	
Wood	5%			2059	**	5	\$9,500	
Interior Walls								
Ceramic Tile	3%			2027	**	5	\$9,900	
Gypsum Board	25%			LIFE	**	5	\$49,700	
Plaster	55%			LIFE	**	5	\$54,600	
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	12%			LIFE	**	5	\$159,000	
Ceilings								
AcousTileConcealSpLn	15%			2029	**	5	\$19,300	
AcousTileSusp.Lay-In	15%			2029	**	5	\$15,500	
AcousTileSusp.Lay-In	20%			2041	**	5	\$20,600	
Embossed Metal	5%	Now	\$19,700	LIFE	**	5	\$2,300	
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Glass: Susp Panels	5%			LIFE	**			
Plaster	40%			LIFE	**	5	\$25,800	

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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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$22,500	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Protector Rated @ 1600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	100%			2024	\$132,400	5	\$300	
Raceway								
Conduit	90%			2024	\$96,600	1		
Conduit	10%			2044	* *	1		
Panelboards								
Molded Case Bkrs	10%			2040	* *	5	\$200	
Molded Case Bkrs	90%			2023	\$65,600	5	\$1,600	
Wiring								
Braided Cloth	50%	2-4	\$83,300	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	40%			2024	\$66,600	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$141,800	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	5%			2029	* *	10	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Court Reporter Offices								
Explanation : T-8 Lamp								
Fluorescent	80%			2024	\$3,292,300	10	\$49,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	5%			2024	\$205,800	10	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Light Fixtures								
Incandescent	10%			2019	\$411,500	2	\$200	
Egress Lighting								
Emergency, Battery	50%			2024	\$49,400	10	\$8,200	
Exit, Service	50%			2024	\$12,200	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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	100%			2024	\$276,500	10	\$200	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2024	\$66,500	1	\$7,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2019	\$227,500	1-3	\$12,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2034	**	1		
Conversion Equipment								
Steam Boiler	100%			2029	**	1	\$66,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Steam Piping/Pump	100%			2034	**	4	\$5,000	
Terminal Devices								
Air Handler	60%			2019	\$236,900	1	\$25,100	
Convactor/Radiator	40%			2037	**	1	\$8,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2027	**	1	\$36,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Mech Room</i>								
Int Pkg Unit - Cooling	15%			2022	\$141,400	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Attic</i>								
Window/Wall Unit	10%			2019	\$15,100	1		
No Component	25%							

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

<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>Air Conditioning</b>								
<b>Distribution</b>								
Chilled Wtr Pipe/Pump	50%			2034	* *	4	\$2,500	
No Component	50%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2019	\$116,600	1	\$20,900	
No Component	50%							
<b>Heat Rejection</b>								
Evap Condenser	50%			2024	\$22,400	2	\$23,500	
No Component	50%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	
<b>Exhaust Fans</b>								
Interior	100%			2024	\$80,900	2	\$2,100	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	70%			2034	* *	1		
Galv Iron/Steel	30%			2022	\$65,600	1		
<b>Water Heater</b>								
Gas Fired	100%	Now	\$17,000	2024	\$17,000	2	\$800	
<i>On Extended Life, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<b>HW Heat Exchanger</b>								
Low Temp	100%			2024	\$22,700	4	\$6,700	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	* *	1		
<b>Sump Pump(s)</b>								
Submersible	100%			2017	\$7,200	4	\$2,500	
<b>Backflow Preventer</b>								
Generic	100%			2024	\$7,100	1	\$4,100	
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-4</i>								
<i>Explanation : 2 Units</i>								
<b>Fire Suppression</b>								
<b>Standpipe</b>								
Generic	100%			2044	* *	1-5	\$35,300	

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,5,7,8,9,ph  
**Block** : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$2,216,300	\$1,862,900
Interior Architecture		\$2,030,400	\$3,319,400
Electrical		\$1,359,000	\$9,621,200
Mechanical		\$931,100	\$5,201,400
<b>Total</b>		<b>\$6,536,700</b>	<b>\$20,004,800</b>
Importance Code A		\$2,216,300	\$2,170,200
Importance Code B		\$4,250,500	\$17,362,300
Importance Code C		\$70,000	\$472,400
<b>Total</b>		<b>\$6,536,700</b>	<b>\$20,004,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$1,100		
Interior Architecture	\$44,300	\$31,100		\$62,200
Electrical	\$78,000	\$55,300	\$50,900	\$54,700
Mechanical	\$85,300	\$31,700	\$87,400	\$31,700
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
<b>Total</b>	<b>\$296,500</b>	<b>\$208,000</b>	<b>\$227,200</b>	<b>\$237,400</b>
Importance Code A	\$6,100	\$1,900	\$400	
Importance Code B	\$290,300	\$206,200	\$226,800	\$237,400
Importance Code C				
<b>Total</b>	<b>\$296,500</b>	<b>\$208,000</b>	<b>\$227,200</b>	<b>\$237,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**LOUIS LEFKOWITZ BLDG.**  
**Asset # : 13877**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	**			
Copper/Terne	3%			2043	**	10	\$15,000	
Masonry: Brick	45%			LIFE	**	5	\$95,800	
Masonry: Granite	40%			LIFE	**	5	\$63,900	
Masonry: Granite	10%	Now	\$249,600	LIFE	**	5	\$16,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Penthouse, Window Sills								
Windows								
Bronze/Brass	60%			2031	**	5	\$973,200	
Steel	40%	Now	\$1,612,200	2031	**	5	\$648,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Courtyards								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Courtyards								
Parapets								
Copper/Terne	2%			2043	**	5	\$2,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Covered With Tar								
Masonry: Brick	53%			LIFE	**	5	\$12,200	
Masonry: Granite	45%			LIFE	**	5	\$13,100	
Roof								
Built-Up (BUR)	80%	Now	\$354,500	2033	**			1
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Over 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Over 9th Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Over 9th Floor								
Single Ply Membrane	20%			2023	\$65,100	10	\$19,500	
Recent Repair Evident, Extent : Light, Area Affected : 25%								
Location : Over 8th Floor								

## 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**  
**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
Interior								
Floors								
Carpet	5%			2024	\$393,200	3	\$46,600	
Cast in Place Concrete	10%			LIFE	* *	5	\$136,000	
Ceramic Tile	3%			2032	* *	5	\$18,700	
Mosaic Tile	2%			2028	* *	5	\$31,100	
Vinyl Tile	45%			2023	\$2,357,400	3	\$139,900	
Vinyl Tile	35%	Now	\$1,833,500	2033	* *	3	\$81,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	3%			2026	\$344,100	5	\$12,600	
Glass: Single Pane	2%			LIFE	* *	5	\$6,300	
Gypsum Board	25%			LIFE	* *	5	\$62,900	
Gypsum Board	5%			LIFE	* *	5	\$12,600	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	8%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	7%	Now	\$70,000	LIFE	* *	5	\$8,800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : 9th Floor								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Plaster	35%			LIFE	* *	5	\$44,000	
Ceilings								
AcousTile,Adhered	20%			2028	* *	5	\$124,400	
AcousTileSusp.Lay-In	10%			2036	* *	5	\$62,200	
Gypsum Board	5%			LIFE	* *	5	\$38,900	
Plaster	52%			LIFE	* *	5	\$202,100	
Plaster	8%	Now	\$64,700	LIFE	* *	5	\$31,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 25%								
Location : 9th Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : 9th Floor								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : 9th Floor								
Plaster	5%			LIFE	* *	5	\$19,400	

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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									
Service Equipment									
	Air Circuit Breaker	30%			2049	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Low Voltage Power Breaker Rated @ 4000 Amperes							
	Fused Disc Sw	70%			2033	* *	5	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- 4000 Amps Main Service Protectors							
Switchgear / Switchboard									
	Air Circuit Breaker	30%			2049	* *	5	\$800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Low Voltage Power Breakers							
	Fused Disc Sw	70%			2033	* *	5	\$1,500	
Raceway									
	Conduit	90%			2023	\$843,400	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Fused Disc Sw	5%			2045	* *	5	\$600	
	Molded Case Bkrs	85%			2022	\$616,900	5	\$11,200	
	Molded Case Bkrs	10%			2045	* *	5	\$1,300	
Wiring									
	Braided Cloth	90%	2-4	\$1,303,300	2048	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	60%	2-4	\$17,500	2043	* *	5	\$1,000	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Locally Mounted	20%			2021	\$5,800	5	\$700	
	Locally Mounted	20%			2040	* *	5	\$700	
Ground									
Grounding Devices									
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Covered With Insulation							
	Generic	50%			LIFE	* *	5	\$3,700	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2028	* *	1	\$153,800	

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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
Stand-by Power								
Generators								
Diesel	100%			2026	\$72,500	1	\$193,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 125 Kw Onan Cummins Genset							
Batteries								
Nickel Cadmium	100%			2017	\$1,500	5	\$111,400	
Fuel Storage								
Day Tank	50%			2031	* *	5	\$46,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : No Available Rating Capacity							
Main Tank	50%			2038	* *	5	\$7,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	75%			2023	\$4,699,500	10	\$343,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	20%			2031	* *	10	\$91,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Some Areas							
	Explanation : T-8 Lamps							
Fluorescent	5%			2023	\$313,300	10	\$22,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Staircase Area							
	Explanation : Compact Fluorescent Lamps							
Egress Lighting								
Emergency, Battery	40%			2023	\$267,300	10	\$48,300	
Exit, LED	60%			2038	* *	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2023	\$449,700	1	\$56,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Other Public Spaces							
	Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection								
No Component	65%							
Generic	35%			2023	\$1,796,000	1-3	\$111,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Offices							
	Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors							

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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								
Energy Source								
Utility Steam	100%			2033	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub Basement Steam Room								
Explanation : Steam From Con Ed								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%	Now	\$6,100	2026	\$307,300	5	\$14,800	
Leak Evident, Extent : Severe, Area Affected : 3%								
Location : Sub Basement Prv Room								
Other Observation, Extent : Light, Area Affected : 5%								
Location : Sub -basement Prv Room								
Explanation : 2 Heat Exchangers For Marriage Bureau Heating Devices								
Distribution								
Hot Wtr Piping/Pump	5%			2045	* *	4	\$1,800	
Steam Piping/Pump	95%			2033	* *	4	\$35,100	
Terminal Devices								
Air Handler	5%			2031	* *	1	\$15,500	
Convactor/Radiator	90%			2021	\$4,211,900	1	\$145,300	
Fan Coil Unit/Heat	5%			2031	* *	1	\$8,100	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	5%			2031	* *	1	\$11,600	
R-22 Refrigerant, Extent : Light, Area Affected : 5%								
Location : Lower Roof, For Marriage Bureau								
Window/Wall Unit	85%			2018	\$865,700	1		
No Component	10%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Sub Basement								
Explanation : 1 Electric Centrifugal System Never Been Connected								
Distribution								
Chilled Wtr Pipe/Pump	5%			2049	* *	4	\$1,800	
No Component	95%							
Terminal Devices								
Air Handler/Cool/Ht	5%			2031	* *	1	\$15,500	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Marriage Bureau								
Explanation : For Marriage Bureau								
No Component	95%							
Heat Rejection								
Air Condenser Unit	5%			2031	* *	2	\$17,400	
No Component	95%							

**Ventilation**

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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
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$278,800	
	Exhaust Fans								
	Interior	90%			2023	\$492,900	2	\$13,800	
	Roof	10%			2028	* *	2	\$1,500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2043	* *	1		
	Galv Iron/Steel	10%	2-4	\$3,000	2028	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5% Location : Water Main, Sub Basement								
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$74,200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2031	* *	4	\$1,600	
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2028	* *	1	\$15,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100% Location : B-9 Explanation : 10 Units - 2 Freight, 8 Passenger								
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$252,100	
	Sprinkler								
	No Component	90%							
	Generic	10%			2033	* *	1-2	\$14,000	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 22-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,7,9,11,12,ph  
**Block** : 169 **Lot** : 10 **BIN** : 1001833

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,156,100	\$432,000
Interior Architecture		\$3,077,900	\$1,559,900
Electrical		\$503,300	\$1,677,200
Mechanical		\$3,989,900	\$7,835,700
<b>Total</b>		<b>\$8,727,200</b>	<b>\$11,504,800</b>
Importance Code A		\$1,156,100	\$432,000
Importance Code B		\$7,571,000	\$10,098,700
Importance Code C			\$974,100
<b>Total</b>		<b>\$8,727,200</b>	<b>\$11,504,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,000		\$32,400	
Interior Architecture	\$1,370,900		\$42,200	\$50,700
Electrical	\$70,100	\$64,000	\$67,200	\$86,900
Mechanical	\$135,800	\$267,000	\$165,800	\$222,400
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
<b>Total</b>	<b>\$1,730,900</b>	<b>\$472,200</b>	<b>\$448,700</b>	<b>\$501,200</b>
Importance Code A	\$26,400		\$33,400	
Importance Code B	\$1,682,800	\$472,200	\$415,300	\$501,200
Importance Code C	\$21,700			
<b>Total</b>	<b>\$1,730,900</b>	<b>\$472,200</b>	<b>\$448,700</b>	<b>\$501,200</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	15%	Now	\$615,200	LIFE	* *	5	\$51,400	1
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Staining/Discoloring, Extent : Severe, Area Affected : 75%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : Glazed Brick								
Masonry: Limestone	45%	Now	\$334,200	LIFE	* *	5	\$115,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Metal/Glass Curt Wall	35%			LIFE	* *	5	\$225,100	
Window Wall	5%			2044	* *	5	\$64,300	
Windows								
Aluminum	95%			2032	* *	5	\$79,600	
Metal Louvers	5%			2033	* *	10	\$26,200	
Parapets								
Masonry: Brick	47%	Now	\$67,600	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								
Masonry: Limestone	5%	Now	\$13,000	LIFE	* *	5	\$300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Panel	3%			2044	* *	5	\$500	
Panel/Paver: Limestone	45%			LIFE	* *	5	\$2,100	
Roof								
Modified Bitumen	100%	Now	\$99,400	2029	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Over 12th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over 12th Floor								

## 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**  
**MANHATTAN CIVIL COURT**  
**Asset # : 2049**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2017	\$1,281,600	3	\$202,600	
Cast in Place Concrete	5%			LIFE	**	5	\$73,900	
Ceramic Tile	5%			2027	**	5	\$33,800	
Terrazzo	25%			LIFE	**	5	\$131,900	
Vinyl Tile	50%			2019	\$2,845,700	3	\$126,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2027	**	5	\$43,500	
Marble Panels	20%			LIFE	**			
Plaster	40%			LIFE	**	5	\$104,400	
SGFT/Glazed Masonry	10%			LIFE	**			
Wood	25%			LIFE	**	5	\$869,800	
<b>Ceilings</b>								
AcousTileConcealSpLn	55%			2029	**	5	\$464,400	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rooms 1121, 1127</i>								
Exposed Concrete	10%			LIFE	**	5	\$10,600	
Plaster	35%			LIFE	**	5	\$147,800	

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2044	**	5	\$1,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Main Service Disconnect Switches Rated @ 4000 Amperes Each</i>								
<b>Transformers</b>								
Dry Type	100%			2037	**	5	\$1,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 5- 30 Kva 208/120 Volts</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	100%			2044	**	5	\$2,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Low Voltage Power Circuit Breaker</i>								
<b>Raceway</b>								
Conduit	20%			2024	\$116,000	1		
Conduit	80%			2044	**	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								
Panelboards								
Fused Disc Sw	5%			2040	**	5	\$500	
Molded Case Bkrs	95%			2040	**	5	\$11,300	
Wiring								
Braided Cloth	10%	2-4	\$89,300	2049	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%						
		Location : Throughout						
Thermoplastic	90%			2044	**	1		
Motor Controllers								
Locally Mounted	5%			2037	**	5	\$200	
Motor Control Center	95%			2037	**	5	\$11,700	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$6,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	**	1	\$138,900	
Generators								
Diesel	100%			2033	**	1	\$174,800	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : 1250 Kw, Rudox Genset						
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$16,700	
Fuel Storage								
Day Tank	50%			2040	**	5	\$41,900	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Roof						
		Explanation : 275 Gallons Capacity						
Main Tank	50%			2052	**	5	\$6,600	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Basement						
		Explanation : 2000 Gallons Capacity						
Lighting								
Interior Lighting								
Fluorescent	95%			2029	**	10	\$393,200	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%						
		Location : Throughout The Building						
Fluorescent	5%			2029	**	10	\$20,700	
		Other Observation, Extent : Moderate, Area Affected : 100%						
		Location : Hallways						
		Explanation : Compact Fluorescent Light Fixtures						
Egress Lighting								
Emergency, Service	40%			2029	**	1		
Emergency, Battery	10%			2029	**	10	\$10,900	
Exit, LED	50%			2052	**	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

**Lighting**

## Exterior Lighting

HID	50%		2024	\$844,500	10	\$700		
Incandescent	50%		2024	\$716,700	2	\$300		

**Alarm**

## Security System

No Component	70%							
Generic	30%		2029	* *	1	\$50,600		

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

## Fire/Smoke Detection

No Component	30%							
Generic	70%		2029	* *	1-3	\$200,600		

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways, Mechanical Rooms And Offices**Explanation : Strobe Lights, Smoke Detectors, 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%		2034	* *	1			
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : Steam From Con Edison*

## Conversion Equipment

Pres. Reducing Valve/LP Steam	100%		2027	* *	5	\$26,800		
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## Distribution

Steam Piping/Pump	100%		2034	* *	4	\$33,400		
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## Terminal Devices

Air Handler	100%		2019	\$2,411,300	1	\$279,100		
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**Air Conditioning**

## Energy Source

Electricity	100%		2032	* *	1			
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## Conversion Equipment

Centrifugal, Elec Chiller	90%		2027	* *	1	\$439,600		
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*Other Observation, Extent : Light, Area Affected : 90%**Location : Penthouse**Explanation : R123 Refrigerant*

Split Unit	10%		2024	\$206,400				
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*R-22 Refrigerant, Extent : Light, Area Affected : 10%**Location : 1st Floor Mech Room*

## Distribution

Chilled Wtr Pipe/Pump	100%		2034	* *	4	\$33,400		
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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								
Terminal Devices								
Air Handler/Cool/Ht	80%			2019	\$1,519,600	1	\$223,300	
Induction Unit	20%			2024	\$497,900	1	\$29,200	
Heat Rejection								
Air Condenser Unit	10%			2024	\$89,300	2	\$31,400	
Water Cool Tower	90%			2022	\$1,155,300	2	\$408,800	
Malfunctioning, Extent : Moderate, Area Affected : 10%								
Location : Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$251,700	
Exhaust Fans								
Interior	100%			2024	\$494,300	2	\$13,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
HW Heat Exchanger								
Low Temp	100%			2034	* *	4	\$66,900	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Sewage Ejector(s)								
Compressed Air	100%			2034	* *	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (6) 1-12 (4) B-12 (1) B-12 Freight								
Explanation : 11 Units								
Fire Suppression								
Standpipe								
Generic	100%			2034	* *	1-5	\$227,600	
Sprinkler								
Generic	100%			2024	\$5,221,600	1-2	\$126,400	
Fire Pump								
Generic	100%			2027	* *	1	\$84,300	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 26-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,7,13,18,ph  
**Block** : 167 **Lot** : 1 **BIN** : 1079000

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$7,353,700	\$1,542,000
Interior Architecture	\$551,500	\$7,118,900
Electrical	\$1,941,200	\$5,387,500
Mechanical	\$5,551,700	\$9,949,800
<b>Total</b>	<b>\$15,398,000</b>	<b>\$23,998,200</b>
Importance Code A	\$7,446,400	\$1,542,000
Importance Code B	\$7,690,700	\$21,631,900
Importance Code C	\$261,000	\$824,300
<b>Total</b>	<b>\$15,398,000</b>	<b>\$23,998,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				
Interior Architecture		\$100,600	\$93,500	\$32,400
Electrical	\$77,600	\$86,400	\$100,500	\$104,200
Mechanical	\$164,600	\$249,400	\$346,200	\$296,800
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
<b>Total</b>	<b>\$633,000</b>	<b>\$827,300</b>	<b>\$931,000</b>	<b>\$824,200</b>
Importance Code A		\$95,100	\$95,100	\$97,200
Importance Code B	\$633,000	\$732,200	\$835,800	\$727,000
<b>Total</b>	<b>\$633,000</b>	<b>\$827,300</b>	<b>\$931,000</b>	<b>\$824,200</b>



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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
Exterior								
Exterior Walls								
Masonry: Limestone	70%	Now	\$6,880,400	LIFE	* *	5	\$476,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation								
Metal Panel	15%			2035	* *	5-10	\$936,200	
Granite Panels	15%			LIFE	* *	5	\$102,100	
Windows								
Aluminum	97%			2041	* *	5	\$203,700	
Metal Louvers	3%			2034	* *	10	\$39,400	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	\$39,200	
Masonry: Limestone	15%			LIFE	* *	5	\$8,700	
Roof								
Modified Bitumen	90%	Now	\$140,100	2030	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Over 18th And 17th Floors								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Over 18th And 17th Floors								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Library								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Upper Roof - Penthouse								
Explanation : Gutter Supports Failing								
Modified Bitumen	10%	Now	\$77,800	2035	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over Prison And Records Area								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Prison And Records Area								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Prison And Records Area								
Interior								
Floors								
Carpet	14%			2021	\$2,546,100	3	\$301,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$314,500	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room								
Ceramic Tile	3%			2034	* *	5	\$43,100	
Marble Panels	5%			LIFE	* *	5	\$53,900	
Quarry Tile	3%			2030	* *	5	\$64,700	
Terrazzo	25%			LIFE	* *	5	\$280,800	
Vinyl Tile	40%			2025	\$4,845,600	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

45% Now

\$261,000

LIFE

\* \*

5

\$197,000

*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Stairs E And F At Penthouse**Water Penetration, Extent : Moderate, Area Affected : 10%**Location : Stairs E And F At Penthouse*

SGFT/Glazed Masonry

5%

LIFE

\* \*

Wood

10%

LIFE

\* \*

5

\$583,600

## Ceilings

AcousTile,Adhered

25%

2030

\* \*

5

\$359,400

AcousTileSusp.Lay-In

5%

2038

\* \*

5

\$71,900

Exposed Concrete

5%

LIFE

\* \*

5

\$11,200

Plaster

2% Now

\$74,800

LIFE

\* \*

5

\$18,000

*Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Stairs E And F At Penthouse**Water Penetration, Extent : Moderate, Area Affected : 5%**Location : Stairs E And F At Penthouse*

Plaster

55%

LIFE

\* \*

5

\$494,200

Plaster

8%

LIFE

\* \*

5

\$71,900

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

## Service Equipment

Fused Disc Sw

100%

2045

\* \*

5

\$4,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each*

## Switchgear / Switchboard

Fused Disc Sw

20%

2045

\* \*

5

\$800

Molded Case Bkrs

80%

2045

\* \*

5

\$20,200

## Raceway

Conduit

70%

2025

\$676,600

1

Conduit

30%

2045

\* \*

1

## Panelboards

Fused Disc Sw

5%

2041

\* \*

5

\$1,100

Fused Disc Sw

10%

2024

\$88,900

5

\$2,200

Molded Case Bkrs

20%

2024

\$243,700

5

\$5,100

Molded Case Bkrs

65%

2041

\* \*

5

\$16,400

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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								
Wiring								
Braided Cloth	10%	2-4	\$162,400	2050	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	70%			2045	**	1		
Thermoplastic	20%			2025	\$297,800	1		
Motor Controllers								
Locally Mounted	35%			2030	**	5	\$2,300	
Locally Mounted	55%			2038	**	5	\$3,600	
Motor Control Center	10%			2030	**	5	\$2,600	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$14,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$295,500	
Generators								
Diesel	100%			2034	**	1	\$372,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Emergency Generator Rated @ 1250 Kw							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$35,600	
Fuel Storage								
Day Tank	50%			2041	**	5	\$89,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2028	**	5	\$14,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 75,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$863,400	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	1%			2025	\$76,000	10	\$300	
Incandescent	1%			2025	\$535,000	2	\$200	
Egress Lighting								
Emergency, Service	45%			2030	**	1		
Emergency, Battery	5%			2030	**	10	\$11,600	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	70%			2025	\$2,516,500	10	\$2,100	
Incandescent	30%			2020	\$915,300	2	\$400	

**Alarm**

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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

**Alarm**

## Security System

No Component

70%

Generic

30%

2025

\$864,000

1

\$107,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

Generic, Digital

100%

2033

\* \*

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

2035

\* \*

1

## Conversion Equipment

Steam Boiler

100%

Now

\$92,700

2030

\* \*

1

\$856,200

*Not Energy Efficient, Extent : Severe, Area Affected : 50%**Location : #1 & #2 Burners**Other Observation, Extent : Severe, Area Affected : 100%**Location : Basement**Explanation : 4 Units*

## Distribution

Steam Piping/Pump

100%

0-2

\$332,300

2035

\* \*

4

\$47,300

*Corroded, Extent : Moderate, Area Affected : 20%**Location : Condensate Drain Pipe, Sub Basement**Steam Traps Faulty, Extent : Moderate, Area Affected : 15%**Location : Various Locations*

## Terminal Devices

Air Handler

25%

2-4

\$1,283,100

2035

\* \*

1

\$133,700

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

Convactor/Radiator

75%

Now

\$134,900

2023

\$6,743,300

1

\$209,400

*Damaged, Extent : Moderate, Area Affected : 10%**Location : Penthouse***Air Conditioning**

## Energy Source

Electricity

100%

2033

\* \*

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
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	35%			2034	* *	1	\$363,800	
	R-134a Refrigerant, Extent : Light, Area Affected : 35%							
	Location : Basement							
Ext Pkg Unit - Cooling	5%			2030	* *	2	\$2,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 5%							
	Location : 18th Floor Roof							
Window/Wall Unit	50%			2020	\$978,400	1		
No Component	10%							
Distribution								
Chilled Wtr Pipe/Pump	35%	Now	\$73,300	2035	* *	4	\$16,600	
	Malfunctioning, Extent : Severe, Area Affected : 30%							
	Location : Zone Valves, Various Locations							
	Other Observation, Extent : Severe, Area Affected : 10%							
	Location : Sub Basement Pump Room							
	Explanation : Chilled Water Booster Corroded & Leaking							
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht	35%	2-4	\$1,273,600	2035	* *	1	\$187,100	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Fan Room							
No Component	65%							
Heat Rejection								
No Component	65%							
Under Construction	35%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Replacement Of Water Cooling Tower							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$164,300	LIFE	* *	2-5	\$535,700	
	Damaged, Extent : Severe, Area Affected : 5%							
	Location : Air Intake, 18th Floor Roof							
Exhaust Fans								
Interior	100%	2-4	\$1,052,200	2035	* *	2	\$23,500	
	On Extended Life, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2025	\$2,842,900	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$29,500	2035	* *	4	\$95,000	
	Corroded, Extent : Severe, Area Affected : 20%							
	Location : Basement							

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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									
	Sanitary Piping								
	Cast Iron	100%	Now	\$41,400	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 5%						
			Location : Sub Basement & Basement						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2025	\$11,000	4	\$2,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Sub Basement						
			Explanation : 3 Duplex Units						
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (19) 1-17 (1) B-17 (2) B-16						
			Explanation : 22 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$502,300	
	Sprinkler								
	Generic	100%			2035	* *	1-2	\$269,100	
	Fire Pump								
	Generic	100%			2034	* *	1	\$179,400	
	Chemical System								
	Generic	100%			2020	\$25,900	1-3	\$55,000	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 26-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,5,7,9,11,12  
**Block** : 171 **Lot** : 31 **BIN** : 1001842

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$238,100	\$1,455,900
Interior Architecture		\$3,537,200	\$1,022,200
Electrical		\$90,600	\$32,396,800
Mechanical		\$300,500	\$6,198,200
<b>Total</b>		<b>\$4,166,400</b>	<b>\$41,073,100</b>
Importance Code A		\$238,100	\$1,537,700
Importance Code B		\$3,493,300	\$39,453,600
Importance Code C		\$435,000	\$81,800
<b>Total</b>		<b>\$4,166,400</b>	<b>\$41,073,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$34,300	\$32,700		
Interior Architecture		\$48,700	\$11,400	\$30,100
Electrical	\$41,100	\$52,500	\$63,200	\$46,900
Mechanical	\$158,400	\$236,700	\$213,300	\$227,500
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
<b>Total</b>	<b>\$352,200</b>	<b>\$489,100</b>	<b>\$406,400</b>	<b>\$422,900</b>
Importance Code A	\$34,300	\$32,700	\$14,600	\$1,200
Importance Code B	\$318,000	\$456,300	\$380,400	\$421,700
Importance Code C			\$11,400	
<b>Total</b>	<b>\$352,200</b>	<b>\$489,100</b>	<b>\$406,400</b>	<b>\$422,900</b>



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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
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$238,100	LIFE	* *	5	\$213,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation At B Level, Garage, Judges Exit								
Metal Panel	27%			2051	* *	5-10	\$790,600	
Metal Coiling Doors	3%			2038	* *	5	\$39,900	
Granite Panels	50%			LIFE	* *	5	\$159,700	
Window Wall	10%			2051	* *	5	\$159,700	
Windows								
Aluminum	95%			2047	* *	5	\$38,800	
Metal Louvers	5%			2038	* *	10	\$12,800	
Parapets								
Metal Panel	80%			2051	* *	5	\$32,400	
Metal Rail	20%			2042	* *	5-10	\$37,800	
Roof								
Modified Bitumen	100%			2033	* *	10	\$132,900	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$67,000	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 Pitced In The Wrong Direction.								
Cast in Place Concrete	10%			LIFE	* *	5	\$142,200	
Ceramic Tile	3%	Now	\$374,400	2040	* *	5	\$9,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Hall Near Exit Az In Basement Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Hall Near Exit Az In Basement Level								
Ceramic Tile	10%			2038	* *	5	\$65,000	
Panel/Paver: Cer/Brk	10%			2041	* *	5	\$146,200	
Terrazzo	5%			LIFE	* *	5	\$25,400	
Vinyl Tile	37%	0-2	\$2,026,100	2035	* *	3	\$90,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Floors A & B								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Offices And Waiting Areas Throughout								
Vinyl Tile	20%			2033	* *	3	\$48,700	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	10%	Now	\$285,000	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2034	**	5	\$22,700	
Concrete Masonry Unit	15%	Now	\$150,100	LIFE	**	5	\$27,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations. 12th Floor Corridor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area In Basement</i>								
Gypsum Board	30%			LIFE	**	5	\$81,800	
Marble Panels	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$20,500	
<b>Ceilings</b>								
AcousTileConcealSpLn	25%	2-4	\$521,000	2038	**	5	\$101,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	35%			2042	**	5	\$227,500	
Exposed Concrete	15%			LIFE	**	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$40,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Plaster	10%			LIFE	**	5	\$40,600	
Wood	5%			LIFE	**	5	\$284,300	

<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>

Under 600 Volts

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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								
Air Circuit Breaker	70%			2025	\$81,700	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each								
Fused Disc Sw	30%			2045	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 3000 Amperers								
Transformers								
Dry Type	100%			2030	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 30 Kva, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	* *	5	\$600	
Molded Case Bkrs	70%			2025	\$339,000	5	\$9,000	
Raceway								
Conduit	60%			2035	* *	1		
Conduit	20%			2045	* *	1		
Conduit	20%			2025	\$116,000	1		
Panelboards								
Fused Disc Sw	15%			2024	\$80,000	5	\$1,700	
Molded Case Bkrs	55%			2033	* *	5	\$7,100	
Molded Case Bkrs	30%			2041	* *	5	\$3,900	
Wiring								
Thermoplastic	55%			2035	* *	1		
Thermoplastic	25%			2045	* *	1		
Thermoplastic	20%			2025	\$178,700	1		
Motor Controllers								
Locally Mounted	20%			2038	* *	5	\$700	
Motor Control Center	70%			2023	\$737,300	5	\$9,400	
Motor Control Center	10%			2038	* *	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$7,200	
Stand-by Power								
Transfer Switches								
Automatic	50%			2038	* *	1	\$75,500	
Automatic	50%			2023	\$78,000	1	\$75,500	
Generators								
Diesel	100%			2021	\$1,212,000	1	\$190,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated @ 250 Kw								
Batteries								
Nickel Cadmium	100%			2017	\$1,500	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%			2024	\$17,700	5	\$45,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2028	* *	5	\$7,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 400 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	2%			2025	\$546,900	10	\$9,000	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
Fluorescent	96%			2025	\$26,252,100	10	\$432,300	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
HID	2%			2030	* *	10	\$300	
Egress Lighting								
Emergency, Service	15%			2020	\$35,900	1		
Emergency, Service	30%			2030	* *	1		
Emergency, Battery	5%			2025	\$32,800	10	\$5,900	
Exit, LED	50%			2053	* *	1		
Exterior Lighting								
HID	100%			2025	\$1,837,500	10	\$1,500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$441,600	1	\$55,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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

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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 Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2035	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$29,200	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Sub Basement</i>								
<i>Explanation : 2 Heat Exchangers</i>								
Distribution								
Hot Wtr Piping/Pump	40%	0-2	\$195,500	2033	* *	4	\$9,700	
<i>Corroded, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Steam Piping/Pump	60%	Now	\$40,800	2035	* *	4	\$14,500	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Condensate Return Pump</i>								
Terminal Devices								
Air Handler	70%			2025	\$1,836,300	1	\$212,500	
Convactor/Radiator	30%			2030	* *	1	\$47,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%			2028	* *	1	\$504,800	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 95%</i>								
<i>Location : 3 Units, Sub Basement</i>								
Split Unit	5%			2025	\$112,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Distribution								
Chilled Wtr Pipe/Pump	95%			2035	* *	4	\$23,000	
No Component	5%							
Terminal Devices								
Air Handler/Cool/Ht	95%			2025	\$1,963,300	1	\$288,400	
Fan Coil - Cooling	5%			2025	\$187,300	1	\$7,900	
Heat Rejection								
Air Condenser Unit	5%			2025	\$48,600	2	\$17,100	
Water Cool Tower	95%			2026	\$1,326,700	2	\$469,400	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$273,800	
Exhaust Fans								
Interior	100%			2025	\$537,800	2	\$15,000	
<b>Plumbing</b>								

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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
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger Low Temp	100%	0-2	\$7,500	2035	* *	4	\$48,600	
		Corroded, Extent : Moderate, Area Affected : 10% Location : Coil Connections						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Rigid Piping	100%			2025	\$11,000	4	\$2,500	
Sewage Ejector(s) Electric	100%			2025	\$11,000	4	\$2,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 90% Location : (7) B-11 (1) 1-11 (1) 1-7 Explanation : 9 Units						
Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 10% Location : 1-2 Explanation : 1 Unit						
Fire Suppression								
Standpipe Generic	100%			2045	* *	1-5	\$247,600	
Sprinkler Generic	100%			2045	* *	1-2	\$137,500	
Fire Pump Generic	100%			2028	* *	1	\$91,700	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 08-Jul-2015 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6,7  
**Block** : 160 **Lot** : 21 **BIN** : 1085748

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$5,177,000	\$2,168,100
Interior Architecture		\$1,781,800	\$4,170,000
Electrical		\$161,800	\$3,050,600
Mechanical		\$621,100	\$11,291,800
<b>Total</b>		<b>\$7,741,700</b>	<b>\$20,680,500</b>
Importance Code A		\$5,177,000	\$2,168,100
Importance Code B		\$1,691,400	\$17,974,200
Importance Code C		\$873,300	\$538,200
<b>Total</b>		<b>\$7,741,700</b>	<b>\$20,680,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$13,500		\$10,400	
Interior Architecture	\$152,400		\$1,785,800	\$115,200
Electrical	\$51,000	\$40,100	\$53,600	\$42,000
Mechanical	\$216,900	\$193,200	\$175,900	\$242,300
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
<b>Total</b>	<b>\$516,700</b>	<b>\$316,200</b>	<b>\$2,108,600</b>	<b>\$482,400</b>
Importance Code A	\$13,500		\$27,500	
Importance Code B	\$465,900	\$316,200	\$2,081,100	\$482,400
Importance Code C	\$37,200			
<b>Total</b>	<b>\$516,700</b>	<b>\$316,200</b>	<b>\$2,108,600</b>	<b>\$482,400</b>



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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	\$254,600	
Masonry: Brick	30%	Now	\$399,500	LIFE	**	5	\$244,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Interior Courtyard								
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Foundation Wall								
Masonry: Granite	65%	4+	\$1,384,300	LIFE	**	5	\$397,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Upper Floors, Pediment								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Pediment, Cornice, Throughout								
Metal Panel	3%			2036	**	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+	\$433,900	2034	**	5	\$143,400	
Deteriorated Finish, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Metal Louvers	5%			2035	**	10	\$57,400	
Steel	70%	4+	\$363,500	2034	**	5	\$803,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridor								
Parapets								
Masonry: Brick	35%	Now	\$41,400	LIFE	**	5	\$6,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Side Of Lower Parapets								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	53%	Now	\$186,700	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%			2046	**	5	\$1,500	
Metal Rail	5%			2039	**	5-10	\$17,100	
Marble Panels	5%			LIFE	**	5-10	\$8,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,400	LIFE		* *		
	Water Penetration, Extent : Moderate, Area Affected : 30%							
	Location : Throughout Areaways							
Copper/Terne	30%	Now	\$47,300	2041		* *		
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Rotunda							
Copper/Terne	5%			2054		* *	10	\$21,300
Modified Bitumen	45%	Now	\$484,200	2036		* *		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 Fl Library							
	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	\$627,800	2036		* *		
	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	\$1,081,200	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							
Interior								
Floors								
Carpet	15%			2019	\$1,785,800	3		\$258,300
Cast in Place Concrete	10%			LIFE		* *	5	\$376,700
	Recent Repair Evident, Extent : Light, Area Affected : 40%							
	Location : Basement							
Ceramic Tile	3%			2035		* *	5	\$25,800
Cork Tile	10%			2036		* *	5	\$75,300
Marble Panels	13%			LIFE		* *	5	\$167,900
Terrazzo	14%	4+	\$121,400	LIFE		* *	5	\$94,200
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : Basement							
Vinyl Tile	35%			2026	\$2,775,700	3		\$150,700

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	* *	10	\$84,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement, Sub Basement</i>							
Masonry: Brick	5%			LIFE	* *	10	\$10,200	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement, Sub Basement</i>							
Marble Panels	10%			LIFE	* *	10	\$27,100	
Plaster	65%	Now	\$382,500	LIFE	* *	5	\$132,000	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Corridors, Stairs, Various Offices And Lobbies</i>							
Wood	15%			LIFE	* *	5	\$812,400	
<b>Ceilings</b>								
Exposed Concrete	10%			LIFE	* *	5-10	\$107,600	
	<i>Recent Repair Evident, Extent : Light, Area Affected : 30%</i>							
	<i>Location : Basement, Sub Basement</i>							
Masonry: Infill Arch	3%			LIFE	* *	10	\$12,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Entrance</i>							
	<i>Explanation : Underside Of Portico</i>							
Masonry: Marble	10%			LIFE	* *	1		
Plaster	15%	Now	\$41,100	LIFE	* *	5	\$80,700	
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Rotunda Mural - At Colonialism</i>							
Plaster	62%	Now	\$379,500	LIFE	* *	5	\$333,600	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Corridors Throughout</i>							
	<i>Water Penetration, Extent : Light, Area Affected : 15%</i>							
	<i>Location : Corridors, Waiting Areas, File Room, 6th Floor- Rooms 615, 624, 626, 629, 5th Fl Library</i>							

<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>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	70%			2036	* *	5	\$1,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Rated @ 4000 Amps</i>							
Fused Disc Sw	30%			2046	* *	5	\$700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Rated @ 4000 Amps</i>							

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**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								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	* *	5	\$1,700	
Fused Disc Sw	30%			2046	* *	5	\$700	
Raceway								
Conduit	30%			2046	* *	1		
Conduit	70%			2036	* *	1		
Panelboards								
Fused Disc Sw	5%			2042	* *	5	\$700	
Molded Case Bkrs	30%			2042	* *	5	\$4,500	
Molded Case Bkrs	40%			2034	* *	5	\$6,100	
Molded Case Bkrs	25%			2025	\$145,700	5	\$3,800	
Wiring								
Braided Cloth	10%	2-4	\$97,700	2051	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Some Areas							
Thermoplastic	90%			2046	* *	1		
Motor Controllers								
Locally Mounted	20%			2039	* *	5	\$800	
Locally Mounted	50%			2031	* *	5	\$1,900	
Locally Mounted	5%			2024		5	\$200	
Motor Control Center	25%			2031	* *	5	\$3,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$16,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Main Water Pipe							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$177,000	
Generators								
Diesel	100%			2035	* *	1	\$222,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : Onan Genset Rated @ 600 Kw							
Batteries								
Nickel Cadmium	100%			2019	\$1,600	5	\$128,200	
Fuel Storage								
Main Tank	100%			2054	* *	5	\$16,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 500 Gals							
Lighting								

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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 Component Type</b>	<b>% of Total</b>	<b>Fail 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

95% 2031 \* \* 10 \$501,200  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-8 & Compact Lamps*

Incandescent

5% 2026 \$1,751,200 2 \$600

Egress Lighting

Exit, LED

100% 2066 \* \* 1

Exterior Lighting

HID

25% 2026 \$588,400 10 \$400

No Component

75%

**Alarm**

Fire/Smoke Detection

No Component

75%

Generic, Digital

25% 2034 \* \*

<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% 2036 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Sub-basement*  
*Explanation : Steam From Con Ed*

Conversion Equipment

Pres. Reducing Valve/LP  
Steam

100% 2029 \* \* 5 \$34,200  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement*  
*Explanation : 2 Heating Exchangers For Hot Water Heating Devices*

Distribution

Steam Piping/Pump

100% Now \$435,100 2036 \* \* 4 \$28,400  
*Corroded, Extent : Moderate, Area Affected : 20%*  
*Location : Piping & Vacuum Condensate Pumps, Basement*  
*Leak Evident, Extent : Moderate, Area Affected : 2%*  
*Location : Connection Seal, Sub Basement Steam Room*

Terminal Devices

Air Handler

60% 2021 \$2,016,000 1 \$213,400

Convactor/Radiator

30% 2024 \$1,765,800 1 \$55,700

No Component

10%

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

**Air Conditioning**

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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								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	70%			2022	\$1,175,900	1	\$435,800	
			Other Observation, Extent : Light, Area Affected : 70%					
			Location : Basement					
			Explanation : Refrigerant R-11					
Ext Pkg Unit - Cooling	5%			2026	\$143,800	2	\$1,800	
			R-22 Refrigerant, Extent : Light, Area Affected : 5%					
			Location : Roof					
Window/Wall Unit	10%			2021	\$128,100	1		
No Component	15%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2036	* *	4	\$19,800	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2021	\$1,574,900	1	\$249,000	
No Component	30%							
Heat Rejection								
Water Cool Tower	70%			2024	\$1,064,300	2	\$405,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$507,900	
Exhaust Fans								
Interior	85%			2021	\$585,500	2	\$15,000	
Roof	15%			2021	\$74,300	2	\$2,600	
Plumbing								
H/C Water Piping								
Brass/Copper	90%			2036	* *	1		
Galv Iron/Steel	10%	Now	\$18,600	2024	\$186,100	1		
			Corroded, Extent : Moderate, Area Affected : 10%					
			Location : Basement And Sub Basement					
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$56,900	
Sanitary Piping								
Cast Iron	100%	Now	\$27,100	LIFE	* *	1		
			Blockage /Clogged, Extent : Moderate, Area Affected : 5%					
			Location : Basement					
Storm Drain Piping								
Cast Iron	100%	Now	\$43,500	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)								
Rigid Piping	100%			2021	\$12,000	4	\$2,500	

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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%			2021	\$12,000	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2026	\$60,400	1	\$35,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (10) B, 1-4, (1) B-7 (1) M-6							
		Explanation : 12 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2026	\$2,223,800	1-5	\$300,800	
	Sprinkler								
	No Component	90%							
	Generic	10%			2036	* *	1-2	\$16,100	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 27-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,8,9  
**Block** : 2468 **Lot** : 1 **BIN** : 2002869

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,199,900	\$1,770,700
Interior Architecture		\$586,900	\$4,836,200
Electrical		\$346,000	\$6,010,100
Mechanical		\$1,581,400	\$9,845,400
<b>Total</b>		<b>\$3,714,100</b>	<b>\$22,462,400</b>
Importance Code A		\$1,258,500	\$1,770,700
Importance Code B		\$2,455,600	\$19,666,900
Importance Code C			\$1,024,800
<b>Total</b>		<b>\$3,714,100</b>	<b>\$22,462,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$52,000	\$22,800	
Interior Architecture	\$41,500	\$26,000	\$26,000	\$67,500
Electrical	\$48,500	\$18,700	\$15,600	\$18,900
Mechanical	\$128,500	\$133,500	\$225,700	\$123,100
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
<b>Total</b>	<b>\$396,100</b>	<b>\$407,700</b>	<b>\$467,700</b>	<b>\$387,100</b>
Importance Code A	\$25,500	\$107,300	\$77,800	\$55,000
Importance Code B	\$370,600	\$300,400	\$389,900	\$332,100
<b>Total</b>	<b>\$396,100</b>	<b>\$407,700</b>	<b>\$467,700</b>	<b>\$387,100</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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	3%			2043	* *	10	\$51,300	
Masonry: Brick	30%	Now	\$357,500	LIFE	* *	5	\$218,800	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Courtyard								
Masonry: Granite	10%			LIFE	* *	5	\$54,700	
Masonry: Limestone	55%			LIFE	* *	5	\$300,800	
Metal Coiling Doors	2%			2028	* *	5	\$45,600	
Windows								
Aluminum	45%			2039	* *	5	\$45,500	
Bronze/Brass	50%			2039	* *	5	\$316,200	
Steel	5%	Now	\$286,300	2048	* *	5	\$31,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Chiller Room								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Chiller Room								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Chiller Room								
Parapets								
Masonry: Brick	40%	Now	\$114,600	LIFE	* *	5	\$36,700	
Parge/Tar Separating, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Interior Face								
Masonry: Granite	10%			LIFE	* *	5	\$11,500	
Masonry: Limestone	45%			LIFE	* *	5	\$51,900	
Metal Panel	5%			2043	* *	5	\$17,700	
Roof								
IRMA/Protected Membrane	10%			2028	* *	10	\$20,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : East Side								
Explanation : This Is A Green Roof Designed To Absorb Runoff								
Modified Bitumen	70%	Now	\$89,900	2023	\$898,600			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
Location : Over 8th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Room 834								
Plaza Roof: Stone Panels	20%	Now	\$193,400	2033	* *			
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Over Chiller Room								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Over Chiller Room								
Explanation : Drains Inad/misposin								

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Estimates are rounded to the nearest hundred dollars.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2022	\$574,200	3	\$62,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$90,800	
Marble Panels	15%			LIFE	* *	5	\$93,400	
Terrazzo	25%			LIFE	* *	5	\$162,200	
Vinyl Tile	40%			2023	\$3,060,000	3	\$166,100	
Vinyl Tile	5%	0-2	\$382,500	2033	* *	3	\$15,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 9th Floor</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile	5%			2031	* *	3	\$15,600	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$147,600	
Gypsum Board	5%			LIFE	* *	5	\$49,200	
Masonry: Brick	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	35%			LIFE	* *	5	\$172,200	
Wood	10%			LIFE	* *	5	\$655,900	
<b>Ceilings</b>								
AcousTileConcealSpLn	5%			2028	* *	5	\$51,900	
AcousTileSusp.Lay-In	35%			2028	* *	5	\$290,700	
AcousTileSusp.Lay-In	5%			2040	* *	5	\$41,500	
Exposed Concrete	5%			LIFE	* *	5	\$6,500	
Plaster	5%	Now	\$59,000	LIFE	* *	5	\$26,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Library, Room 834</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 8th Floor Library, Room 834</i>								
Plaster	45%			LIFE	* *	5	\$233,600	

<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>

Under 600 Volts

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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									
Service Equipment									
	Air Circuit Breaker	20%	2-4	\$25,500	2053	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings; On Extended Life							
	Air Circuit Breaker	20%			2053	* *	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Newly Installed, 4000 Amperes Power Circuit Breakers							
	Under Construction	60%							
Transformers									
	Dry Type	100%			2028	* *	5	\$2,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 2- 63 Kva, 460/208 Volts							
Switchgear / Switchboard									
	Air Circuit Breaker	10%	2-4	\$52,900	2053	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Fused Disc Sw	10%			2023	\$52,900	5	\$200	
	Molded Case Bkrs	10%			2023	\$52,900	5	\$1,500	
	Under Construction	70%							
Raceway									
	Conduit	70%			2023	\$443,800	1		
	Under Construction	30%							
Panelboards									
	Fused Disc Sw	10%			2022	\$58,300	5	\$1,300	
	Molded Case Bkrs	50%			2022	\$291,500	5	\$7,300	
	Under Construction	40%							
Wiring									
	Braided Cloth	30%	2-4	\$293,000	2048	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	40%			2023	\$390,700	1		
	Under Construction	30%							
Motor Controllers									
	Locally Mounted	50%			2028	* *	5	\$1,900	
	Locally Mounted	40%			2021		5	\$1,500	
	Locally Mounted	10%			2040	* *	5	\$400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$8,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Tunnel							
		Explanation : Connected To Metal Water Pipe.							
Stand-by Power									

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>
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	95%			2031	* *	10	\$484,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2031	* *	10	\$25,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Ground Floor, Hallways</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2031	* *	10	\$67,100	
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
HID	100%			2023	\$2,273,100	10	\$1,700	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$62,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Ground Floor And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2023	\$1,870,200	1-3	\$105,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Smoke Detectors, Strobe Lights, Horns, And Manual Pull Stations</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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								
Fuel Oil No 4	100%			2033	* *	5	\$172,100	

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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
Heating								
Conversion Equipment								
Steam Boiler	100%	Now	\$58,600	2036	* *	1	\$495,200	
	Leak Evident, Extent : Severe, Area Affected : 30%							
	Location : #3 Boiler Tubes							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement Boiler Room							
	Explanation : 3 Units							
Distribution								
Steam Piping/Pump	100%	Now	\$84,100	2033	* *	4	\$27,400	
	Leak Evident, Extent : Moderate, Area Affected : 5%							
	Location : Vacuum Pump - Basement							
	Steam Traps Faulty, Extent : Moderate, Area Affected : 20%							
	Location : Various Areas							
Terminal Devices								
Convactor/Radiator	95%			2021	\$5,400,900	1	\$170,500	
Unit Heater-Stm/HW	5%			2023	\$194,400	4	\$2,500	
Air Conditioning								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	50%			2032	* *	1	\$300,600	
	R-22 Refrigerant, Extent : Light, Area Affected : 50%							
	Location : Ground Floor A C Room							
Int Pkg Unit - Cooling	5%			2021	\$387,600	2	\$1,700	
Window/Wall Unit	5%			2018	\$61,900	1		
No Component	40%							
Distribution								
Chilled Wtr Pipe/Pump	50%	Now	\$882,500	2053	* *	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 - Cooling	50%	Now	\$27,800	2023	\$1,390,400	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 Cool Tower	50%	Now	\$51,800	2021	\$518,300	2	\$223,700	
	Damaged, Extent : Severe, Area Affected : 25%							
	Location : Inside The Unit On Roof							
No Component	50%							

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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
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$103,900	LIFE	* *	2-5	\$309,800	
Leak Evident, Extent : Light, Area Affected : 15%								
Location : Dampers, Throughout								
Exhaust Fans								
Interior	60%	Now	\$39,900	2023	\$399,200	2	\$8,200	
Not in Service, Extent : Severe, Area Affected : 20%								
Location : Fan Motors - 4th, 7th & Ground Floor								
Roof	25%			2033	* *	2	\$4,300	
Recent Installation, Extent : Light, Area Affected : 25%								
Location : 4 Units On Roof								
No Component	15%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2033	* *	1		
Galv Iron/Steel	70%	Now	\$25,200	2021	\$1,258,300	1		
Corroded, Extent : Severe, Area Affected : 100%								
Location : Water Main Valve, Basement								
Water Heater								
Gas Fired	100%			2018	\$140,000	2	\$8,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	Now	\$16,800	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%								
Location : Ceiling Of Refrigeration Room, Ground Floor								
Sump Pump(s)								
Rigid Piping	100%			2023	\$12,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : (8) B-9, (11) I-8, (1) I, 4m, 6m								
Explanation : 20 Units								
Fire Suppression								
Standpipe								
Generic	100%			2033	* *	1-5	\$280,100	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 17-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6  
**Block** : 1044 **Lot** : 22 **BIN** : 1025397

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$156,900	\$410,200
Interior Architecture		\$182,100
Electrical	\$39,000	\$196,300
Mechanical	\$54,000	\$825,400
<b>Total</b>	<b>\$250,000</b>	<b>\$1,614,100</b>
Importance Code A	\$156,900	\$410,200
Importance Code B	\$93,000	\$1,203,800
<b>Total</b>	<b>\$250,000</b>	<b>\$1,614,100</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$25,900	\$19,900		
Interior Architecture	\$67,200	\$6,700	\$3,800	\$1,900
Electrical	\$16,200	\$27,500	\$1,000	\$1,200
Mechanical	\$7,200	\$55,400	\$7,400	\$6,400
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
<b>Total</b>	<b>\$122,400</b>	<b>\$115,500</b>	<b>\$18,200</b>	<b>\$15,400</b>
Importance Code A	\$29,500	\$23,500	\$3,600	\$3,600
Importance Code B	\$68,800	\$92,000	\$14,600	\$11,900
Importance Code C	\$24,100			
<b>Total</b>	<b>\$122,400</b>	<b>\$115,500</b>	<b>\$18,200</b>	<b>\$15,400</b>



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

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)		
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$123,000	
	Masonry: Brick	50%			LIFE	* *	5	\$52,500	
Repairs in Progress, Extent : Light, Area Affected : 25%									
Location : Throughout									
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Masonry: Granite	10%			LIFE	* *	5	\$7,900	
	Stucco Cement	15%			2028	* *	5	\$39,400	
	Under Construction	10%							
Windows									
	Bronze/Brass	50%	Now	\$156,900	2031	* *	5	\$13,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Painted									
	Steel	50%			2022	\$234,800	5	\$51,900	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$900	
	Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$1,300	
	Copper/Terne	10%			2043	* *	5	\$500	
	Masonry: Brick	65%			LIFE	* *	5	\$700	
Repairs in Progress, Extent : Light, Area Affected : 25%									
Location : Throughout									
Roof									
	Under Construction	100%							
Interior									
Floors									
	Carpet	15%			2022	\$79,800	3	\$8,700	
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,200	
	Ceramic Tile	5%			2026	\$40,400	5	\$1,900	
	Marble Panels	5%	Now	\$30,200	LIFE	* *	5	\$1,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
	Quarry Tile	10%			2028	* *	5	\$5,800	
	Vinyl Tile	40%			2023	\$141,700	3	\$7,700	
	Vinyl Tile	20%			2028	* *	3	\$2,900	

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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

## Interior Walls

Ceramic Tile	5%			2032	**	5	\$6,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,400	
Gypsum Board	35%			LIFE	**	5	\$25,500	
Masonry: Brick	5%			LIFE	**			
Plaster	10%	Now	\$21,100	LIFE	**	5	\$3,600	

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Main Stair

Water Penetration, Extent : Moderate, Area Affected : 20%

Location : Main Stair

Plaster	40%			LIFE	**	5	\$14,500	
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## Ceilings

AcousTileSusp.Lay-In	40%			2036	**	5	\$15,400	
AcousTileSusp.Lay-In	20%			2028	**	5	\$7,700	
Masonry: Vault Struct	5%			LIFE	**			
Plaster	10%	Now	\$10,900	LIFE	**	5	\$2,400	

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

Location : Bulkhead

Water Penetration, Extent : Moderate, Area Affected : 30%

Location : 6th Floor And Bulkhead

Plaster	25%			LIFE	**	5	\$6,000	
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	50%			2023	\$2,600	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 800 Amperes

Under Construction	50%							
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## Switchgear / Switchboard

Fused Disc Sw	50%			2023	\$39,700	5	\$100	
Under Construction	50%							

## Raceway

Conduit	75%			2023	\$28,700	1		
Under Construction	25%							

## Panelboards

Fused Disc Sw	10%			2022	\$4,900	5	\$100	
Molded Case Bkrs	20%	2-4	\$9,700	2048	**	5	\$100	

On Extended Life, Extent : Severe, Area Affected : 100%

Location : Throughout

Molded Case Bkrs	30%			2031	**	5	\$300	
Molded Case Bkrs	20%			2022	\$9,700	5	\$200	
Under Construction	20%							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$39,000	2048	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2023	\$5,600	1		
Under Construction	20%							
<b>Motor Controllers</b>								
Locally Mounted	20%			2021	\$16,200	5		
Under Construction	80%							
<b>Ground</b>								
<b>Grounding Devices</b>								
Under Construction	50%							
Generic	50%	Now	\$5,200	LIFE	* *	5	\$300	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded And Connected With Main Water Pipe</i>								
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	80%			2028	* *	10	\$26,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Under Construction	20%							
<b>Egress Lighting</b>								
Emergency, Battery	30%			2023	\$15,800	10	\$2,600	
Exit, LED	70%			2058	* *	1		
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2023	\$35,400	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Courtyard, 1st, 5th And 6th Floors</i>								
<i>Explanation : CCTV Surveillance System</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic	30%			2023	\$121,200	1-3	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Alarm Bells, Strobe Lights, Horns And Manual Pull Stations</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>								
<b>Energy Source</b>								
Natural Gas	100%			2033	* *	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Conversion Equipment								
Steam Boiler	100%			2028	* *	1	\$35,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit - Scheduled To Be Replaced By New Hot Water Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2023	\$272,300	4	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Heating System Replacement Is In Progress</i>								
Terminal Devices								
Convactor/Radiator	100%			2021	\$368,400	1	\$11,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Scheduled To Be Replaced</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2031	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2018	\$54,000	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : A C System Replacement Is In Progress</i>								
Window/Wall Unit	40%			2018	\$32,100	1		
No Component	30%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$6,000	
No Component	70%							
Exhaust Fans								
Interior	30%			2018	\$12,900	2	\$300	
No Component	70%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2021	\$116,500	1		
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Water Main Valve, Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : System Replacement Is In Progress</i>								
Water Heater								
Gas Fired	100%			2023	\$9,100	2	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2033	* *	4	\$2,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : B-6					
				Explanation : 1 Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$18,800	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Various					
	Sprinkler								
	No Component	85%							
	Generic	15%			2023	\$68,300	1-2	\$1,500	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : MUNICIPAL BUILDING  
**Address** : 1 CENTRE STREET  
**Borough** : MANHATTAN **Agency's Number** : 312-101  
**Program / Asset #** : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 2012  
**Area Sq Ft** : 929,200 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Feb-2012 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,3,4,5,11,13,20,24,26  
**Block** : 121 **Lot** : 1 **BIN** : 1001394

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$211,200	\$1,365,300
Interior Architecture	\$2,319,900	\$1,738,100
Electrical	\$1,185,800	\$11,369,100
Mechanical	\$1,466,500	\$3,906,800
<b>Total</b>	<b>\$5,183,400</b>	<b>\$18,379,300</b>
Importance Code A	\$211,200	\$1,989,700
Importance Code B	\$4,930,200	\$16,076,900
Importance Code C	\$41,900	\$312,700
<b>Total</b>	<b>\$5,183,400</b>	<b>\$18,379,300</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$34,200	\$29,800		
Interior Architecture		\$55,300	\$4,442,000	\$22,100
Electrical	\$81,100	\$113,900	\$81,100	\$75,000
Mechanical	\$198,600	\$99,900	\$142,700	\$83,400
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
<b>Total</b>	<b>\$1,415,400</b>	<b>\$1,400,300</b>	<b>\$5,767,200</b>	<b>\$1,281,900</b>
Importance Code A	\$34,200	\$31,800		
Importance Code B	\$1,381,100	\$1,368,500	\$5,767,200	\$1,281,900
Importance Code C				
<b>Total</b>	<b>\$1,415,400</b>	<b>\$1,400,300</b>	<b>\$5,767,200</b>	<b>\$1,281,900</b>



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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									
Exterior Walls									
Masonry: Granite		100%			LIFE	* *	5	\$700,600	
Windows									
Aluminum		95%			2039	* *	5	\$212,800	
Bronze/Brass		5%			2031	* *	5	\$70,000	
Parapets									
Masonry: Brick		60%			LIFE	* *	5	\$25,000	
Masonry: Granite		30%			LIFE	* *	5	\$15,700	
Masonry: Granite		10%	Now	\$51,600	LIFE	* *	5	\$5,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
Metal Panel		15%			2028	* *	10	\$29,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Sloped Roof									
Explanation : Painted Surface									
Modified Bitumen		25%	Now	\$34,200	2023	\$171,100			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Over 24th Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 24th Floor									
Modified Bitumen		40%			2023	\$273,800	10	\$43,400	
Panel/Paver: Cer/Brk		20%	Now	\$53,200	2043	* *			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Chiller Room In Sub-basement									
Interior									
Floors									
Carpet		5%			2024	\$1,019,300	3	\$110,600	
Carpet		25%			2022	\$5,096,400	3	\$552,800	
Carpet		20%			2019	\$4,077,100	3	\$442,300	
Cast in Place Concrete		3%			LIFE	* *	5	\$96,700	
Ceramic Tile		2%			2036	* *	5	\$29,500	
Mosaic Tile		15%			2028	* *	5	\$552,800	
Marble Panels		2%			LIFE	* *	5	\$22,100	
Vinyl Tile		10%			2018	\$1,357,900	3	\$55,300	
Vinyl Tile		18%			2028	* *	3	\$99,500	

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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

Ceramic Tile	2%			2036	**	5	\$19,300	
Concrete Masonry Unit	5%			LIFE	**	5	\$19,300	
Glass: Single Pane	3%			LIFE	**	5	\$21,700	
Gypsum Board	30%			LIFE	**	5	\$173,700	
Gypsum Board	3%			LIFE	**	5	\$17,400	
Masonry: Brick	5%			LIFE	**			

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

*Location : Electrical Room*

Marble Panels	10%			LIFE	**			
Plaster	37%			LIFE	**	5	\$107,100	
Plaster	5%	Now	\$41,900	LIFE	**	5	\$14,500	

*Deteriorated Finish, Extent : Moderate, Area Affected : 20%*

*Location : Stair To 25th Floor*

*Paint Peeling, Extent : Moderate, Area Affected : 20%*

*Location : Stair To 25th Floor*

## Ceilings

AcousTileConcealSpLn	15%			2028	**	5	\$276,400	
AcousTileSusp.Lay-In	5%			2028	**	5	\$73,700	
AcousTileSusp.Lay-In	32%			2036	**	5	\$471,700	
AcousTileSusp.Lay-In	3%			2040	**	5	\$44,200	
Exposed Concrete	3%	Now	\$154,200	LIFE	**	5	\$6,900	

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

*Location : Sub Basement*

*Exposed Reinforcement, Extent : Moderate, Area Affected : 10%*

*Location : Sub Basement*

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

*Location : Sub Basement*

Gypsum Board	2%			LIFE	**	5	\$36,900	
Plaster	15%	Now	\$314,400	LIFE	**	5	\$138,200	

*Loose/Delam Surface, Extent : Moderate, Area Affected : 10%*

*Location : Corridors*

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

*Location : Corridor(s) All floors*

Plaster	25%			LIFE	**	5	\$230,300	
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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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2043	**	5	\$4,000	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : (3) 6000 Amps Bolted Pressure Switch Main Disconnects; (4) 4000 Amps Bolted Pressure Main Disconnects.*

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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								
Transformers								
Dry Type	50%			2021	\$8,600	5	\$1,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : (3) 1000 Kva							
Dry Type	50%			2036	* *	5	\$1,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : (2) 500 Kva , 480/277/208 Volts							
Switchgear / Switchboard								
Fused Disc Sw	10%			2023	\$148,200	5	\$400	
Molded Case Bkrs	70%			2043	* *	5	\$17,100	
Molded Case Bkrs	20%			2033	* *	5	\$4,900	
Raceway								
Busway	5%			2028	* *	1		
Conduit	55%			2023	\$939,100	1		
Conduit	40%			2043	* *	1		
Panelboards								
Molded Case Bkrs	50%			2022	\$672,000	5	\$12,200	
Molded Case Bkrs	50%			2039	* *	5	\$12,200	
Wiring								
Braided Cloth	20%	2-4	\$527,700	2048	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Busway	5%			2028	* *	1		
Thermoplastic	30%			2033	* *	1		
Thermoplastic	45%			2043	* *	1		
Motor Controllers								
Locally Mounted	20%			2021	\$6,400	5	\$1,300	
Locally Mounted	60%			2036	* *	5	\$3,800	
Motor Control Center	20%			2021	\$331,800	5	\$5,100	
Ground								
Grounding Devices								
Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location :							
	Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation							
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$285,900	
Generators								
Diesel	100%			2036	* *	1	\$359,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room / Basement							
	Explanation : Cumminns Genset Rated @ 1352 Kw							

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>
Stand-by Power								
Batteries								
Lead/Acid	100%			2018	\$1,600	5	\$34,400	
Fuel Storage								
Day Tank	50%			2045	* *	5	\$86,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room / Basement							
	Explanation : 550 Gallons Capacity							
Main Tank	50%			2038	* *	5	\$13,700	
Lighting								
Interior Lighting								
Fluorescent	59%			2028	* *	10	\$502,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
Fluorescent	30%			2023	\$3,819,200	10	\$255,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	10%			2023	\$1,273,100	10	\$85,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors And Basement							
	Explanation : Compact Fluorescent Lamps							
HID	1%			2023		10	\$300	
Egress Lighting								
Emergency, Battery	50%			2028	* *	10	\$112,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Some Lighting Fixtures Are Equipped With Battery Pack							
Exit, LED	50%			2051	* *	1		
Exterior Lighting								
HID	100%			2023	\$3,801,600	10	\$2,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$104,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby And Corridors							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
Under Construction	100%							

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

## Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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%			2033	* *	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2026	\$624,400	5	\$55,200	
Distribution								
Steam Piping/Pump	100%			2033	* *	4	\$68,700	
Terminal Devices								
Air Handler	10%			2023	\$542,800	1	\$57,500	
Convactor/Radiator	90%			2028	* *	1	\$270,100	
<b>Air Conditioning</b>								
Energy Source								
Utility Steam	10%			2033	* *	1		
Electricity	90%			2031	* *	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	10%			2032	* *	1	\$100,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub Basement Air Conditioning Equipment Room</i>								
<i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i>								
Int Pkg Unit - Cooling	10%			2021	\$1,399,800	2	\$5,700	
Window/Wall Unit	65%			2018	\$1,345,100	1		
No Component	15%							
Distribution								
Chilled Wtr Pipe/Pump	10%			2033	* *	4	\$6,900	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	20%			2023	\$726,900	1	\$114,900	
No Component	80%							
Heat Rejection								
Water Cool Tower	20%			2021	\$351,800	2	\$187,000	
<i>Repairs In Progress, Extent : Light, Area Affected : 10%</i>								
<i>Location : 5 Units On 26th Floor Roof. 2 Older Units Are Currently Under Repair</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 26th Floor Roof</i>								
<i>Explanation : 90% Of Equipment Capacity Services Other Nearby City Buildings</i>								
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$103,600	
No Component	80%							
Exhaust Fans								
Interior	20%			2023	\$93,700	2	\$5,700	
No Component	80%							

*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**  
**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									
	H/C Water Piping								
	Brass/Copper	80%			2043	* *	1		
	Galv Iron/Steel	20%			2028	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2033	* *	4	\$137,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 3 Units						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$12,000	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2028	* *	4	\$1,600	
	Backflow Preventer								
	Generic	100%			2031	* *	1	\$56,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36						
			Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator						
Fire Suppression									
	Standpipe								
	Generic	100%			2033	* *	1-5	\$468,500	
	Sprinkler								
	No Component	70%							
	Generic	30%			2033	* *	1-2	\$78,100	

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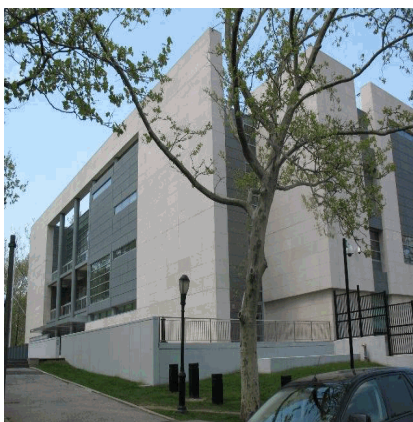
Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : OEM 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** : 02-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 85 **Lot** : 6 **BIN** : 3000172

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$130,400	\$88,500
Electrical		\$55,700
<b>Total</b>	<b>\$130,400</b>	<b>\$144,200</b>
Importance Code A	\$130,400	\$88,500
Importance Code B		\$55,700
<b>Total</b>	<b>\$130,400</b>	<b>\$144,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture			\$46,600	
Interior Architecture	\$10,400	\$20,200	\$6,300	\$30,300
Electrical	\$11,000	\$21,000	\$12,600	\$12,600
Mechanical	\$14,500	\$14,300	\$27,900	\$14,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$43,800</b>	<b>\$63,400</b>	<b>\$101,200</b>	<b>\$65,100</b>
Importance Code A	\$3,300	\$3,300	\$50,100	\$3,300
Importance Code B	\$40,500	\$60,000	\$51,200	\$61,700
Importance Code C				
<b>Total</b>	<b>\$43,800</b>	<b>\$63,400</b>	<b>\$101,200</b>	<b>\$65,100</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM 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%			2049	**	1		
Metal Panel	5%			2049	**	5-10	\$17,700	
Panel/Paver: Limestone	80%			LIFE	**	5	\$30,800	
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : South Facade, East Facade								
Window Wall	5%			2049	**	5	\$9,600	
Windows								
Aluminum	100%	Now	\$67,400	2045	**	5	\$8,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Parapets								
Metal Panel	65%			2049	**	5	\$57,900	
Metal Rail	25%			2040	**	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	100%			2031	**	10	\$47,700	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Carpet	40%			2024	\$511,400	3	\$60,600	
Cast in Place Concrete	5%	Now	\$10,400	LIFE	**	5	\$11,100	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 100%								
Location : Plumbing Fire Protection Room								
Ceramic Tile	3%			2036	**	5	\$3,000	
Raised Access Floor	2%			2036	**	5	\$7,600	
Vinyl Tile	50%			2031	**	3	\$19,000	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$3,400	
Glass: Single Pane	10%			LIFE	**	5	\$5,100	
Gypsum Board	75%			LIFE	**	5	\$30,700	
Granite Panels	5%			LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor, Lobby								
Explanation : This Component Is Actually Slate Panels								
Wood	5%			LIFE	**	5	\$13,700	
Ceilings								
AcousTileSusp.Lay-In	60%			2040	**	5	\$60,600	
Exposed Concrete	25%			LIFE	**	5	\$3,900	
Gypsum Board	15%			LIFE	**	5	\$19,000	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Commissioners Office								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Commissioners Office								
Explanation : The Water Is Coming From Balcony Above Office								

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM 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								
Service Equipment								
Fused Disc Sw	100%			2049	**	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	95%			2049	**	5	\$300	
Molded Case Bkrs	5%			2049	**	5	\$100	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Molded Case Bkrs	100%			2045	**	5	\$1,800	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	30%			2040	**	5	\$100	
Motor Control Center	70%			2040	**	5	\$1,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,000	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	**	1	\$20,800	
Generators								
Diesel	100%			2036	**	1	\$26,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Generator Rated @ 1400 Kw								
Batteries								
Nickel Cadmium	100%			2018	\$1,500	5	\$15,100	
Fuel Storage								
Main Tank	100%			2058	**	5	\$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 7500 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2031	**	10	\$52,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2031	**	10	\$3,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Corridors								
Explanation : T-5 Lamps								
HID	10%			2031	**	10	\$200	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM HEADQUARTERS**  
**Asset # : 14126**

<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**

## Egress Lighting

Emergency, Service

50%

2031

\* \*

1

Exit, LED

50%

2058

\* \*

1

## Exterior Lighting

HID

100%

2031

\* \*

10

\$200

**Alarm**

## Security System

Generic

100%

2031

\* \*

1

\$25,200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

Generic

100%

2031

\* \*

1-3

\$41,600

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

<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

Interruptible Gas/Dual

100%

2049

\* \*

1

Fuel

## Conversion Equipment

Hot Water Boiler

100%

2040

\* \*

1

\$33,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2045

\* \*

4

\$5,000

## Terminal Devices

Air Handler

70%

2031

\* \*

1

\$29,200

Convactor/Radiator

30%

2040

\* \*

1

\$6,500

**Air Conditioning**

## Energy Source

Electricity

100%

2045

\* \*

1

## Conversion Equipment

Int Pkg Unit - Cooling

20%

2027

\* \*

2

\$800

Ext Pkg Unit -

80%

2028

\* \*

2

\$3,300

Heating/Cooling

## Distribution

Chilled Wtr Pipe/Pump

20%

2049

\* \*

4

\$1,000

No Component

80%

## Heat Rejection

Remote Air Cond

20%

2028

\* \*

2

\$9,400

No Component

80%

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**OEM 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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$37,700	
Exhaust Fans								
Roof	100%			2028	* *	2	\$2,100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2022	\$15,600	2	\$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Dual Fuel Units								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	* *	1	\$4,100	
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 : C-3								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2049	* *	1-5	\$34,000	
Sprinkler								
Generic	100%			2049	* *	1-2	\$18,900	
Fire Pump								
Generic	100%			2036	* *	1	\$12,600	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 24-Feb-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,7,9,ph  
**Block** : 8 **Lot** : 70 **BIN** : 5000085

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture			\$460,200
Interior Architecture		\$193,200	\$1,463,700
Electrical			\$695,800
Mechanical			\$462,700
<b>Total</b>		<b>\$193,200</b>	<b>\$3,082,400</b>
Importance Code A			\$460,200
Importance Code B		\$193,200	\$2,555,700
Importance Code C			\$66,500
<b>Total</b>		<b>\$193,200</b>	<b>\$3,082,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$16,100	\$27,800	
Interior Architecture	\$20,900		\$883,500	\$15,400
Electrical	\$14,600	\$21,200	\$16,000	\$16,400
Mechanical	\$58,000	\$133,300	\$72,400	\$80,100
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
<b>Total</b>	<b>\$120,300</b>	<b>\$197,300</b>	<b>\$1,026,300</b>	<b>\$138,500</b>
Importance Code A	\$7,400	\$23,500	\$35,500	\$7,400
Importance Code B	\$107,300	\$173,800	\$990,800	\$131,100
Importance Code C	\$5,500			
<b>Total</b>	<b>\$120,300</b>	<b>\$197,300</b>	<b>\$1,026,300</b>	<b>\$138,500</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Exterior</b>								
Exterior Walls								
Masonry: Brick	40%			LIFE	* *	5	\$49,300	
Metal/Glass Curt Wall	55%			LIFE	* *	5	\$127,000	
Marble Panels	5%			LIFE	* *	5	\$4,600	
Windows								
Aluminum	100%			2039	* *	5	\$55,600	
Parapets								
Masonry: Brick	30%			LIFE	* *	5	\$3,600	
Metal/Glass Curt Wall	30%			2043	* *	5	\$13,800	
Metal Panel	40%			2043	* *	5	\$18,400	
Roof								
Modified Bitumen	100%			2023	\$242,000	10	\$41,900	
<b>Interior</b>								
Floors								
Carpet	30%			2019	\$849,900	3	\$100,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$49,000	
Ceramic Tile	5%			2026	\$215,100	5	\$11,200	
Vinyl Tile	55%			2023	\$1,037,900	3	\$61,600	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2032	* *	5	\$11,100	
Concrete Masonry Unit	15%			LIFE	* *	5	\$13,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE	* *	5	\$66,500	
Plaster	20%			LIFE	* *	5	\$13,300	
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$76,300	2028	* *	5	\$95,200	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
Exposed Concrete	5%			LIFE	* *	5	\$1,800	
Exposed Struc: Steel	5%	2-4	\$116,900	LIFE	* *			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Gypsum Board	5%			LIFE	* *	5	\$14,000	

<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>

Under 600 Volts

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

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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%			2049	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 3000 Amps Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	80%			2049	* *	5	\$500	
	Fused Disc Sw	20%			2033	* *	5	\$100	
Raceway									
	Conduit	80%			2049	* *	1		
	Conduit	20%			2033	* *	1		
Panelboards									
	Fused Disc Sw	10%			2045	* *	5	\$300	
	Fused Disc Sw	5%			2045	* *	5	\$200	
	Molded Case Bkrs	10%			2031	* *	5	\$400	
	Molded Case Bkrs	75%			2045	* *	5	\$3,000	
Wiring									
	Thermoplastic	90%			2049	* *	1		
	Thermoplastic	10%			2033	* *	1		
Motor Controllers									
	Locally Mounted	30%			2036	* *	5	\$300	
	Motor Control Center	70%			2036	* *	5	\$2,900	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,200	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2040	* *	1	\$46,200	
Generators									
	Diesel	100%			2036	* *	1	\$58,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : One 275 Kw									
Batteries									
	Lead/Acid	100%			2018	\$1,500	5	\$5,600	
Fuel Storage									
	Main Tank	100%			2038	* *	5	\$4,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 500 Gals									
Lighting									

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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	95%			2031	* *	10	\$130,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	3%			2031	* *	10	\$4,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Lobby							
	Explanation : T-5 Lamps							
HID	2%			2023	\$1,500	10	\$100	
Egress Lighting								
Emergency, Service	49%			2031	* *	1		
Emergency, Battery	1%			2023	\$2,000	10	\$400	
Exit, LED	50%			2063	* *	1		
Exterior Lighting								
HID	100%			2023	\$561,300	10	\$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	* *	1	\$16,800	
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2031	* *	1-3	\$27,700	
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%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$74,000	
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$7,400	
Terminal Devices								
Air Handler	40%			2028	* *	1	\$37,000	
Convactor/Radiator	20%			2036	* *	1	\$9,700	
Fan Coil Unit/Heat	40%			2028	* *	1	\$19,300	
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Serves Perimeter Of Building							
	Explanation : Dual Temperature Fan Coil Units							
Air Conditioning								
Energy Source								
Electricity	10%			2039	* *	1		
Natural Gas	90%			2043	* *	1		

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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								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%	0-2	\$22,000	2032	* *	1	\$131,200	
	Leak Evident, Extent : Light, Area Affected : 30%							
	Location : Basement Mechanical Equipment Room, 1 Of 3 Units Not Holding Vacuum							
	Repairs In Progress, Extent : Light, Area Affected : 30%							
	Location : Basement Mechanical Equipment Room, 1 Of 3 Units							
Reciprocating Compr/Chiller	10%			2028	* *	1	\$6,900	
Distribution								
Chilled Wtr Pipe/Pump	100%			2043	* *	4	\$7,400	
Terminal Devices								
Air Handler/Cool/Ht	100%			2028	* *	1	\$92,500	
Heat Rejection								
Water Cool Tower	100%			2024	\$425,600	2	\$150,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,400	
Exhaust Fans								
Interior	90%			2028	* *	2	\$4,100	
Roof	10%			2028	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater								
Gas Fired	100%			2018	\$34,500	2	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2028	* *	1	\$9,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : (1) B-9, (2) 1-9							
	Explanation : 3 Units							
Fire Suppression								
Standpipe								
Generic	100%			2043	* *	1-5	\$75,400	
Sprinkler								
Generic	100%			2043	* *	1-2	\$41,900	

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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
Fire Suppression									
	Fire Pump								
	Generic	100%			2032	* *	1	\$27,900	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 31-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,ph  
**Block** : 2274 **Lot** : 2 **BIN** : 4052812

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$587,600	\$232,300
Interior Architecture	\$301,800	\$1,511,300
Electrical	\$335,900	\$882,500
Mechanical	\$167,000	\$1,327,500
<b>Total</b>	<b>\$1,392,400</b>	<b>\$3,953,500</b>
Importance Code A	\$587,600	\$378,000
Importance Code B	\$804,800	\$3,521,200
Importance Code C		\$54,400
<b>Total</b>	<b>\$1,392,400</b>	<b>\$3,953,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$42,600			
Interior Architecture	\$76,400	\$24,600	\$4,500	\$38,100
Electrical	\$43,300	\$35,400	\$67,700	\$40,300
Mechanical	\$102,700	\$88,100	\$115,800	\$82,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$269,000</b>	<b>\$152,100</b>	<b>\$191,900</b>	<b>\$164,900</b>
Importance Code A	\$68,400	\$25,800	\$26,400	\$25,800
Importance Code B	\$200,500	\$126,300	\$165,500	\$139,000
Importance Code C				
<b>Total</b>	<b>\$269,000</b>	<b>\$152,100</b>	<b>\$191,900</b>	<b>\$164,900</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								
Masonry: Brick	90%			LIFE	**	5	\$196,500	
Masonry: Limestone	10%	Now	\$118,200	LIFE	**	5	\$16,400	
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance								
Windows								
Aluminum	100%			2040	**	5	\$71,600	
Parapets								
Masonry: Brick	85%	Now	\$261,200	LIFE	**	5	\$22,800	
Painted Surfaces, Extent : Moderate, Area Affected : 100%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Interior Face								
Masonry: Limestone	10%	Now	\$27,900	LIFE	**	5	\$3,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Metal Rail	5%			2037	**	5-10	\$24,300	
Roof								
Modified Bitumen	70%	Now	\$125,700	2029	**			
Blisters, Extent : Moderate, Area Affected : 10%								
Location : West Side								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Modified Bitumen	30%			2029	**	10	\$46,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lower East Wing								
Explanation : Painted Surface								
Interior								
Floors								
Carpet	20%			2023	\$906,300	3	\$143,300	
Cast in Place Concrete	10%			LIFE	**	5	\$78,400	
Ceramic Tile	5%			2033	**	5	\$17,900	
Terrazzo	15%			LIFE	**	5	\$42,000	
Vinyl Tile	35%			2024	\$1,056,500	3	\$47,000	
Vinyl Tile	5%			2029	**	3	\$9,000	
Vinyl Tile	10%			2019	\$301,800	3	\$13,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : 9x9 Units								

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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

**Interior**

**Interior Walls**

Concrete Masonry Unit	5%			LIFE	**	5		\$6,300	
Glass: Single Pane	2%			LIFE	**	5		\$4,700	
Gypsum Board	15%			LIFE	**	5		\$28,100	
Masonry: Brick	10%			LIFE	**				
Marble Panels	5%			LIFE	**				
Marble Panels	3%			LIFE	**				
Plaster	58%			LIFE	**	5		\$54,400	
Wood	2%			LIFE	**	5		\$25,000	

**Ceilings**

AcousTileConcealSpLn	5%			2022		\$144,700	5	\$22,600	
AcousTileSusp.Lay-In	15%			2037		**	5	\$54,200	
AcousTileSusp.Lay-In	5%			2041		**	5	\$18,100	
Exposed Concrete	10%			LIFE		**	5	\$5,600	
Gypsum Board	5%			LIFE		**	5	\$22,600	
Plaster	60%			LIFE		**	5	\$135,400	

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%			2024		\$145,700	5	\$800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Old Electrical Room</i> <i>Explanation : No Ratings Available</i>									
Fused Disc Sw	30%			2044		**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : New Electrical Room</i> <i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>									

**Switchgear / Switchboard**

Fused Disc Sw	50%			2044		**	5	\$600	
Molded Case Bkrs	50%			2044		**	5	\$3,400	

**Raceway**

Conduit	80%			2024		\$499,800	1		
Conduit	20%			2044		**	1		

**Panelboards**

Fused Disc Sw	10%			2023		\$47,400	5	\$600	
Molded Case Bkrs	50%			2040		**	5	\$3,400	
Molded Case Bkrs	40%			2023		\$189,600	5	\$2,700	

**Wiring**

Braided Cloth	10%	2-4	\$96,500	2049		**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i> <i>Location : Old Section</i>									
Thermoplastic	50%			2044		**	1		
Thermoplastic	40%			2034		**	1		

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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
Under 600 Volts								
Motor Controllers								
Locally Mounted	70%			2022	\$20,500	5	\$1,200	
Locally Mounted	30%			2037	* *	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$3,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Sub Basement In The Boiler Room							
	Explanation : Metal Water Pipe							
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$80,300	
Generators								
Diesel	100%			2033	* *	1	\$101,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside The Building							
	Explanation : 810 Kw Diesel Genset							
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$58,200	
Fuel Storage								
Main Tank	100%			2052	* *	5	\$7,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : 4800 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	65%			2029	* *	10	\$155,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	30%			2029	* *	10	\$71,800	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And New Additions							
Fluorescent	5%			2029	* *	10	\$12,000	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Service	50%			2029	* *	1		
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2029	* *	10	\$800	

**Alarm**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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

90%

Generic

10%

2029

\* \*

1

\$9,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : 4th Floor Hallways Only**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

Generic

100%

2029

\* \*

1-3

\$165,700

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

<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

Interruptible Gas/Dual

100%

2034

\* \*

1

Fuel

## Conversion Equipment

Steam Boiler

100%

2029

\* \*

1

\$258,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Queens Criminal Court, D A Office, And Queens House Of Detention**Explanation : 3 Large Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings*

## Distribution

Hot Wtr Piping/Pump

10%

2040

\* \*

4

\$1,300

Steam Piping/Pump

90%

2044

\* \*

4

\$11,600

## Terminal Devices

Air Handler

20%

2029

\* \*

1

\$32,300

Convactor/Radiator

70%

2037

\* \*

1

\$59,000

Fan Coil Unit/Heat

10%

2029

\* \*

1

\$8,400

**Air Conditioning**

## Energy Source

Electricity

80%

2032

\* \*

1

Natural Gas

20%

2034

\* \*

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
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	40%	Now	\$7,000	2024	\$351,100	1	\$43,600	
		Leak Evident, Extent : Severe, Area Affected : 5% Location : 1 Unit, Basement R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Basement Other Observation, Extent : Light, Area Affected : 40% Location : Basement Explanation : Rotary Screw Compressors							
	Reciprocating Compr/Chiller	20%			2024	\$175,600	1	\$24,200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : Basement Other Observation, Extent : Light, Area Affected : 20% Location : Boiler Room Explanation : Natural Gas Engines Driving Compressors							
	Split Unit	15%			2024	\$179,100			
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : Roof							
	Window/Wall Unit	25%			2019	\$132,900	1		
Distribution									
	Chilled Wtr Pipe/Pump	75%			2034	* *	4	\$14,500	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2029	* *	1	\$121,100	
	No Component	25%							
Heat Rejection									
	Air Condenser Unit	15%			2024	\$77,500	2	\$27,300	
	Water Cool Tower	60%			2025	\$445,400	2	\$157,600	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$145,500	
	Exhaust Fans								
	Interior	90%			2029	* *	2	\$7,200	
	Roof	10%			2029	* *	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	HW Heat Exchanger								
	Low Temp	100%			2050	* *	4	\$38,700	
	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**  
**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
Plumbing									
	Sump Pump(s)								
	Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-4							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$136,500	
Sprinkler									
	No Component	50%							
	Generic	50%			2034	* *	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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 05-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,6,ph  
**Block** : 9680 **Lot** : 1 **BIN** : 4448759

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$655,700	\$1,512,900
Interior Architecture		\$35,500	\$22,755,300
Electrical		\$275,800	
Mechanical		\$189,200	\$624,000
<b>Total</b>		<b>\$1,156,200</b>	<b>\$24,892,200</b>
Importance Code A		\$655,700	\$1,512,900
Importance Code B		\$465,000	\$1,289,400
Importance Code C		\$35,500	\$22,089,800
<b>Total</b>		<b>\$1,156,200</b>	<b>\$24,892,200</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$10,300	\$34,700	
Interior Architecture	\$11,800		\$71,100	
Electrical	\$51,000	\$46,800	\$68,400	\$43,600
Mechanical	\$150,100	\$89,200	\$172,300	\$90,800
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
<b>Total</b>	<b>\$267,200</b>	<b>\$200,600</b>	<b>\$400,800</b>	<b>\$188,700</b>
Importance Code A	\$15,600	\$26,600	\$50,400	\$15,600
Importance Code B	\$251,600	\$173,900	\$350,500	\$173,100
<b>Total</b>	<b>\$267,200</b>	<b>\$200,600</b>	<b>\$400,800</b>	<b>\$188,700</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS 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									
Exterior Walls									
Masonry: Brick	5%			LIFE	**	5	\$18,600		
Masonry: Granite	10%	Now	\$87,100	LIFE	**	5	\$27,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Metal Panel	10%			2043	**	5-10	\$255,600		
Metal Coiling Doors	5%			2036	**	5	\$58,100		
Panel/Paver: Limestone	45%			LIFE	**	5	\$125,500		
Window Wall	25%			2043	**	5	\$348,600		
Windows									
Aluminum	100%			2039	**	5	\$69,400		
Parapets									
Masonry: Granite	10%			LIFE	**	5	\$6,700		
Metal Panel	10%			2043	**	5	\$20,600		
Metal Rail	10%			2036	**	5-10	\$96,000		
Panel/Paver: Limestone	70%			LIFE	**	5	\$40,800		
Roof									
IRMA/Protected Membrane	70%	Now	\$178,100	2023	\$890,500				
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : 6th Floor Roof									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : 6th Floor Roof At Cooling Tower									
Plaza Roof: Stone Panels	25%	Now	\$87,500	2043	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Basement Parking Garage									
Skylight, Metal/Glass	5%	Now	\$58,900	2043	**				
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%									
Location : Over Atrium Stair									
Open Joints, Extent : Moderate, Area Affected : 20%									
Location : Over Atrium Stair									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Atrium Stair									
Interior									
Floors									
Carpet	20%			2022	\$1,198,400	3	\$142,100		
Cast in Place Concrete	20%			LIFE	**	5	\$207,300		
Ceramic Tile	5%			2032	**	5	\$23,700		
Terrazzo	15%			LIFE	**	5	\$55,500		
Vinyl Tile	40%			2028	**	3	\$71,100		

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 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**

**Interior Walls**

Concrete Masonry Unit	20%			LIFE	**	5	\$75,800	
Fabric on Framing	15%			2024	\$21,525,800	5	\$71,100	
Glass: Single Pane	5%			LIFE	**	5	\$35,500	
Gypsum Board	40%			LIFE	**	5	\$227,500	
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Wood	5%			LIFE	**	5	\$189,600	

**Ceilings**

AcousTileConcealSpLn	25%			2036	**	5	\$148,000	
AcousTileSusp.Lay-In	35%			2036	**	5	\$165,800	
Exposed Concrete	20%			LIFE	**	5	\$14,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$88,800	

*Water Penetration, Extent : Moderate, Area Affected : 20%*

*Location : Atrium 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	100%			2043	**	5	\$1,400	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 3- Electrical Services Rated @ 4000 Amperes Each*

**Transformers**

Dry Type	100%			2036	**	5	\$1,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room And Generator Room*

*Explanation : 2- 45 Kva, 2- 30 Kva 480/208/120 Volts*

**Switchgear / Switchboard**

Air Circuit Breaker	95%			2043	**	5	\$1,600	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Siemens Power Circuit Breakers*

Molded Case Bkrs	5%			2043	**	5	\$400	
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**Raceway**

Conduit	100%			2043	**	1		
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**Panelboards**

Fused Disc Sw	10%			2039	**	5	\$700	
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Molded Case Bkrs	90%			2039	**	5	\$7,600	
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**Wiring**

Thermoplastic	100%			2043	**	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	95%			2036	**	5	\$8,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Meter Room								
Explanation : 3- Water Mains With 3- Separate Ground Connections								
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$98,200	
Generators								
Diesel	100%			2032	**	1	\$123,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Rated At 1400 Kw								
Batteries								
Lead/Acid	100%			2017	\$1,500	5	\$11,800	
Fuel Storage								
Day Tank	50%			2039	**	5	\$29,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 250 Gallons Capacity								
Main Tank	50%			2051	**	5	\$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 4500 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	85%			2028	**	10	\$246,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2028	**	10	\$29,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : Compact Fluorescent Lamps								
HID	5%			2028	**	10	\$500	
Egress Lighting								
Emergency, Service	50%			2028	**	1		
Exit, LED	50%			2051	**	1		
Exterior Lighting								
HID	100%			2028	**	10	\$1,000	
Alarm								

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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

**Alarm**

## Security System

No Component

70%

Generic

30%

2028

\* \*

1

\$35,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Public Spaces**Explanation : CCTV Surveillance Camera Systems*

## Fire/Smoke Detection

Generic

100%

2028

\* \*

1-3

\$196,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Smoke Detectors, 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

Electricity

5%

2043

\* \*

1

Interruptible Gas/Dual

95%

2043

\* \*

1

Fuel

## Conversion Equipment

Furnace

5%

2028

\* \*

1

\$7,800

*Other Observation, Extent : Light, Area Affected : 5%**Location : Penthouse Roof**Explanation : 1 Roof Top Unit*

Hot Water Boiler

95%

2036

\* \*

1

\$148,700

*Other Observation, Extent : Light, Area Affected : 95%**Location : Sub Basement Boiler Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

95%

0-2

\$74,800

2039

\* \*

4

\$14,800

*Corroded, Extent : Moderate, Area Affected : 10%**Location : Piping Inside The Walls, Various Areas*

No Component

5%

## Terminal Devices

Air Handler

60%

2028

\* \*

1

\$117,400

Convactor/Radiator

10%

2036

\* \*

1

\$10,200

Fan Coil Unit/Heat

30%

2028

\* \*

1

\$30,700

**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%			2032	* *	1	\$239,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 70%							
	Location : Refrigeration Room							
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Refrigeration Room, Basement							
	Explanation : 3 Units							
Ext Pkg Unit - Heating/Cooling	10%			2028	* *	2	\$1,900	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Penthouse Roof							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Penthouse Roof							
	Explanation : 1 Roof Top Package Unit							
No Component	20%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2043	* *	4	\$10,900	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	50%			2028	* *	1	\$97,900	
Fan Coil - Cool/Heat	10%			2028	* *	1	\$10,200	
No Component	40%							
Heat Rejection								
Water Cool Tower	70%			2021	\$504,200	2	\$223,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$176,500	
Exhaust Fans								
Interior	90%			2028	* *	2	\$8,700	
Roof	10%			2028	* *	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater								
Gas Fired	100%			2018	\$73,000	2	\$4,600	
Sanitary Piping								
Cast Iron	100%	Now	\$13,600	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5%							
	Location : Drain Line Under The Service Entrance							
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2028	* *	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,600	

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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									
	Backflow Preventer								
	Generic	100%			2028	* *	1	\$19,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : 1-5							
		Explanation : 8 Units							
	Hydraulic	25%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : (1) 1-3 (2) B-1							
		Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2043	* *	1-5	\$159,600	
	Sprinkler								
	Generic	100%			2043	* *	1-2	\$88,700	
	Fire Pump								
	Generic	100%			2032	* *	1	\$59,100	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 06-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3,5,6,8,ph  
**Block** : 9653 **Lot** : 1 **BIN** : 4206522

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$585,300	\$2,700,500
Interior Architecture		\$1,882,400	\$3,839,200
Electrical		\$660,800	\$28,496,900
Mechanical		\$689,000	\$11,802,100
<b>Total</b>		<b>\$3,817,400</b>	<b>\$46,838,700</b>
Importance Code A		\$585,300	\$3,082,700
Importance Code B		\$3,232,100	\$43,404,800
Importance Code C			\$351,200
<b>Total</b>		<b>\$3,817,400</b>	<b>\$46,838,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$23,800			
Interior Architecture	\$52,800	\$25,100	\$94,200	\$37,700
Electrical	\$68,700	\$69,900	\$100,300	\$64,100
Mechanical	\$220,800	\$166,200	\$326,000	\$154,600
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
<b>Total</b>	<b>\$516,100</b>	<b>\$411,200</b>	<b>\$670,600</b>	<b>\$406,400</b>
Importance Code A	\$30,000	\$7,600	\$6,100	\$6,100
Importance Code B	\$486,200	\$403,700	\$664,400	\$400,300
Importance Code C				
<b>Total</b>	<b>\$516,100</b>	<b>\$411,200</b>	<b>\$670,600</b>	<b>\$406,400</b>



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**QUEENS CRIMINAL COURTS**  
**Asset # : 2764**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$115,700	
Masonry: Brick	15%			LIFE	**	5	\$115,700	
Masonry: Granite	2%			LIFE	**	5	\$11,600	
Masonry: Limestone	10%			LIFE	**	5	\$57,800	
Masonry: Limestone	45%			LIFE	**	5	\$260,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : 1961 Wing								
Metal Panel	5%			2043	**	5-10	\$265,100	
Metal Coiling Doors	2%			2036	**	5	\$48,200	
Window Wall	6%			2043	**	5	\$173,500	
Windows								
Aluminum	95%			2039	**	5	\$163,300	
Glass Block	5%			LIFE	**	5	\$5,400	
Parapets								
Concrete Masonry Unit	20%			LIFE	**	5	\$9,400	
Masonry: Brick	30%			LIFE	**	5	\$12,500	
Masonry: Brick	10%	Now	\$23,800	LIFE	**	5	\$4,200	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%								
Location : At Openings Of Free Standing Walls At Cooling Tower								
Masonry: Limestone	25%			LIFE	**	5	\$13,100	
Masonry: Limestone	5%			LIFE	**	5	\$2,600	
Metal Rail	10%			2036	**	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%			2023	\$135,500	10	\$29,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 190, 825, 856								
IRMA/Protected Membrane	20%			2023	\$589,600	10	\$59,700	
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Lower Roofs Of 1995 Wing								
Modified Bitumen	20%	Now	\$344,500	2033	**			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Mechanical Room Penthouse (1994 Wing)								
Modified Bitumen	45%			2023	\$775,200	10	\$134,300	
Skylight, Metal/Glass	5%			2043	**	10	\$49,800	

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Floors</b>								
Carpet	15%			2022	\$1,907,300	3	\$226,200	
Cast in Place Concrete	7%			LIFE	**	5	\$153,900	
Ceramic Tile	3%			2032	**	5	\$30,200	
Granite Panels	5%			LIFE	**	5	\$37,700	
Terrazzo	5%			LIFE	**	5	\$39,300	
Vinyl Tile	15%			2028	**	3	\$56,500	
Vinyl Tile	30%			2023	\$2,540,900	3	\$150,800	
Vinyl Tile	20%			2018	\$1,693,900	3	\$75,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1961 Wing</i>								
<i>Explanation : 9x9 Tiles</i>								
<b>Interior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$14,800	
Gypsum Board	15%			LIFE	**	5	\$66,400	
Masonry: Brick	5%			LIFE	**			
Granite Panels	3%			LIFE	**			
Marble Panels	5%			LIFE	**			
Plaster	62%			LIFE	**	5	\$137,200	
Wood	5%			LIFE	**	5	\$147,600	
<b>Ceilings</b>								
AcousTileConcealSpLn	17%			2036	**	5	\$213,600	
AcousTileConcealSpLn	30%			2028	**	5	\$377,000	
Exposed Struc: Steel	5%			LIFE	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Mechanical Room Penthouse (1994 Wing)</i>								
Glass: Susp Panels	3%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$62,800	
Plaster	40%			LIFE	**	5	\$251,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Room 190, 825, 856</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	50%			2023	\$77,900	5	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 1</i>								
<i>Explanation : 2 Main Service Protectors Rated At 4000 Amperes Each</i>								
Fused Disc Sw	50%			2043	**	5	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room 2</i>								
<i>Explanation : 2- Main Disconnect Switches Rated @ 3000 Amperes Each</i>								

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

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	\$2,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : 150 Kva, 480/208/120 Volts									
Switchgear / Switchboard									
	Air Circuit Breaker	65%			2023	\$409,200	5	\$2,100	
	Air Circuit Breaker	20%			2043	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room 2									
Explanation : Siemens Low Voltage Power Circuit Breaker									
	Fused Disc Sw	5%			2043	* *	5	\$100	
	Molded Case Bkrs	10%			2043	* *	5	\$1,600	
Raceway									
	Conduit	35%			2043	* *	1		
	Conduit	65%			2023	\$502,600	1		
Panelboards									
	Fused Disc Sw	10%			2039	* *	5	\$1,400	
	Molded Case Bkrs	60%			2022	\$426,600	5	\$9,800	
	Molded Case Bkrs	30%			2039	* *	5	\$4,900	
Wiring									
	Braided Cloth	35%	2-4	\$416,900	2048	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Old Sections									
	Thermoplastic	65%			2043	* *	1		
Motor Controllers									
	Locally Mounted	20%			2036	* *	5	\$800	
	Locally Mounted	30%			2028	* *	5	\$1,300	
	Locally Mounted	35%			2021		5	\$1,500	
	Motor Control Center	15%			2036	* *	5	\$2,500	
Ground									
Grounding Devices									
	Not Accessible	50%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Connected To Building Structure, Point Of Contact Not Visible									
	Generic	50%			LIFE	* *	5	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Oil Pump And Water Main Room									
Explanation : Connected To Main Water Pipe									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2036	* *	1	\$190,400	

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

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%			2032	* *	1	\$239,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 400 Kw Caterpillar Genset							
Batteries								
Nickel Cadmium	100%			2018	\$1,500	5	\$138,000	
Fuel Storage								
Day Tank	50%			2039	* *	5	\$57,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 300 Gallons Capacity							
Main Tank	50%			2051	* *	5	\$9,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	70%			2023	\$24,132,400	10	\$397,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	20%			2028	* *	10	\$113,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : New Sections							
	Explanation : Compact Flourescent Lamps							
Incandescent	10%			2028	* *	2	\$1,400	
Egress Lighting								
Emergency, Battery	20%			2023	\$165,500	10	\$29,900	
Exit, LED	50%			2051	* *	1		
Exit, Service	30%			2018	\$61,300	1		
Exterior Lighting								
HID	100%			2023	\$2,316,500	10	\$1,900	
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	* *	1	\$69,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Corridors							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
No Component	60%							
Generic	40%			2028	* *	1-3	\$152,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Bells, Manual Pull Stations, Strobe Lights And Smoke Detectors							

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

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								
Campus Steam	80%			2033	* *	1		
Interruptible Gas/Dual Fuel	20%			2043	* *	1		
Conversion Equipment								
Hot Water Boiler	20%			2036	* *	1	\$61,200	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Q1 Mechanical Room							
	Explanation : 2 Units							
Pres. Reducing Valve/LP Steam	80%			2026	\$304,400	5	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2031	* *	4	\$6,100	
Steam Piping/Pump	80%			2033	* *	4	\$36,600	
Terminal Devices								
Air Handler	70%			2023	\$2,315,100	1	\$268,000	
Convactor/Radiator	10%			2028	* *	1	\$20,000	
Fan Coil Unit/Heat	20%			2023	\$1,836,800	1	\$40,000	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2026	\$1,322,800	1	\$535,900	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Main Building Refrigeration Room & Q1 Refrigeration Room							
	Explanation : Refrigerant #123							
Int Pkg Unit - Cooling	10%			2021	\$789,900	2	\$3,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Various Locations							
Ext Pkg Unit - Cooling	10%			2023	\$283,100	2	\$3,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Distribution								
Chilled Wtr Pipe/Pump	80%			2033	* *	4	\$36,600	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2023	\$2,084,300	1	\$306,200	
No Component	20%							
Heat Rejection								
Remote Air Cond	20%			2023	\$732,800	2	\$86,200	
Water Cool Tower	80%	Now	\$422,600	2021	\$1,408,500	2	\$398,700	
	Corroded, Extent : Moderate, Area Affected : 50%							
	Location : Shell Badly Corroded							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Ventilation									
	Exhaust Fans								
	Interior	90%			2028	* *	2	\$17,100	
	Roof	10%			2028	* *	2	\$1,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2033	* *	1		
	Water Heater								
	Gas Fired	100%	0-2	\$42,800	2018	\$142,700	2	\$7,200	
			Other Observation, Extent : Severe, Area Affected : 30%						
			Location : 2 In Main Building, 1 In Q1 Building						
			Explanation : 1 Out Of 3 Is Obsolete Unit						
	HW Heat Exchanger								
	Low Temp	80%			2033	* *	4	\$73,400	
	No Component	20%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2023	\$11,000	4	\$1,600	
	Sewage Ejector(s)								
	Electric	100%			2023	\$11,000	4	\$1,600	
	Backflow Preventer								
	No Component	40%							
	Generic	60%			2023	\$35,700	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%			2033	* *	1-5	\$312,100	
	Sprinkler								
	No Component	80%							
	Generic	20%			2033	* *	1-2	\$34,700	
	Fire Pump								
	Generic	100%			2026	\$454,300	1	\$115,600	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 29-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,ph  
**Block** : 10093 **Lot** : 1 **BIN** : 4826930

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$56,800	\$312,600
Interior Architecture		\$74,700	\$166,000
Electrical		\$160,500	
Mechanical			\$531,700
<b>Total</b>		<b>\$292,000</b>	<b>\$1,010,300</b>
Importance Code A		\$56,800	\$312,600
Importance Code B		\$235,200	\$606,400
Importance Code C			\$91,300
<b>Total</b>		<b>\$292,000</b>	<b>\$1,010,300</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,000		\$27,800	\$10,700
Interior Architecture	\$26,000	\$5,900		\$26,000
Electrical	\$33,600	\$28,700	\$25,200	\$37,600
Mechanical	\$95,200	\$59,700	\$104,700	\$94,400
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
<b>Total</b>	<b>\$251,100</b>	<b>\$173,600</b>	<b>\$237,100</b>	<b>\$248,100</b>
Importance Code A	\$25,700	\$8,700	\$36,800	\$19,400
Importance Code B	\$225,400	\$163,200	\$200,200	\$228,700
Importance Code C		\$1,700		
<b>Total</b>	<b>\$251,100</b>	<b>\$173,600</b>	<b>\$237,100</b>	<b>\$248,100</b>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Exterior</b>								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$170,600	
Metal Panel	3%			2044	**	5-10	\$38,300	
Window Wall	5%			2044	**	5	\$34,800	
Windows								
Aluminum	97%			2040	**	5	\$21,400	
Metal Louvers	3%			2033	**	10	\$4,100	
Parapets								
Masonry: Brick	50%			LIFE	**	5	\$6,600	
Pre-Cast Concrete	5%	Now	\$9,400	LIFE	**	5	\$4,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Stucco Cement	45%			2037	**	5	\$15,300	
Roof								
IRMA/Protected Membrane	80%			2029	**	10	\$56,800	
Skylight, Plastic	5%			2037	**	1		
Sloped Glazing	15%			LIFE	**	5	\$142,000	
<b>Interior</b>								
Floors								
Carpet	15%			2023	\$315,100	3	\$49,800	
Cast in Place Concrete	5%			LIFE	**	5	\$18,200	
Ceramic Tile	5%			2033	**	5	\$8,300	
Terrazzo	10%			LIFE	**	5	\$13,000	
Vinyl Tile	65%			2029	**	3	\$54,000	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$3,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$2,300	
Glass: Single Pane	2%			LIFE	**	5	\$1,700	
Gypsum Board	65%			LIFE	**	5	\$45,000	
Masonry: Brick	12%			LIFE	**			
Metal Panel	3%			LIFE	**			
Wood	10%			LIFE	**	5	\$46,200	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$149,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$10,400	

<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>

Under 600 Volts

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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								
Service Equipment								
Fused Disc Sw	100%			2044	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 2000 Amperes And 1200 Amperes								
Transformers								
Dry Type	100%			2037	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room And Penthouse								
Explanation : 45 Kva , 2- 30 Kva 480/2018/120v								
Switchgear / Switchboard								
Fused Disc Sw	100%			2044	* *	5	\$800	
Raceway								
Conduit	100%			2044	* *	1		
Panelboards								
Fused Disc Sw	10%			2040	* *	5	\$400	
Molded Case Bkrs	90%			2040	* *	5	\$4,100	
Wiring								
Thermoplastic	100%			2044	* *	1		
Motor Controllers								
Locally Mounted	10%			2037	* *	5	\$100	
Motor Control Center	90%			2037	* *	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$53,800	
Generators								
Diesel	100%			2033	* *	1	\$67,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : Emergency Generator Rated @ 1100 Kw								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$6,500	
Fuel Storage								
Day Tank	50%			2040	* *	5	\$16,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : 275 Gallons Capacity								
Main Tank	50%			2052	* *	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 5000 Gallons Capacity								

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**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								
Interior Lighting								
Fluorescent	90%			2029	* *	10	\$144,500	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2029	* *	10	\$16,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Service	50%			2029	* *	1		
Exit, LED	50%			2052	* *	1		
Exterior Lighting								
HID	100%			2029	* *	10	\$500	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2052	* *	5	\$5,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : Copper							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$19,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways, Lobby And Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$111,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Horns, Manual Pull Stations 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>
<b>Heating</b>								
Energy Source Interruptible Gas/Dual Fuel	100%			2044	* *	1		
Conversion Equipment Hot Water Boiler	100%			2037	* *	1	\$86,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 2 Units</i>							
Distribution Hot Wtr Piping/Pump	100%			2040	* *	4	\$8,600	

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**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
Heating									
	Terminal Devices								
	Air Handler	60%			2029	**	1	\$64,900	
	Convactor/Radiator	40%			2037	**	1	\$22,600	
Air Conditioning									
	Energy Source								
	Natural Gas	100%			2044	**	1		
	Conversion Equipment								
	Absorption	90%			2029	**	1	\$170,400	
	Chiller/Direct Fire								
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : Basement						
			Explanation : 3 Units						
	Reciprocating Compr/Chiller	10%			2029	**	1	\$8,100	
Distribution									
	Chilled Wtr Pipe/Pump	100%			2044	**	4	\$8,600	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2029	**	1	\$108,200	
Heat Rejection									
	Air Condenser Unit	10%			2029	**	2	\$12,200	
	Water Cool Tower	90%			2025	\$448,000	2	\$158,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$97,600	
Exhaust Fans									
	Interior	98%			2029	**	2	\$5,300	
	Roof	2%			2029	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
Water Heater									
	Gas Fired	100%			2022	\$40,300	2	\$2,500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2029	**	4	\$2,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (1) B-5, Ph (8) B-5 (3) B-4						
			Explanation : 12 Units						

*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 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
Vertical Transport									
Escalators									
Over 20' Rise		100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : First To Second, Second To Third And Third To Fourth Floors									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
Generic		100%			2050		* *	1-5	\$91,500
Sprinkler									
Generic		100%			2044		* *	1-2	\$49,000
Fire Pump									
Generic		100%			2033		* *	1	\$32,700

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 20-May-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,6,7  
**Block** : 9691 **Lot** : 1 **BIN** : 4207071

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$1,356,700	\$284,800
Interior Architecture			\$2,320,600
Electrical		\$620,300	\$2,010,100
Mechanical		\$639,400	\$766,200
<b>Total</b>		<b>\$2,616,400</b>	<b>\$5,381,700</b>
Importance Code A		\$1,356,700	\$284,800
Importance Code B		\$1,259,700	\$3,913,200
Importance Code C			\$1,183,700
<b>Total</b>		<b>\$2,616,400</b>	<b>\$5,381,700</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$50,400			\$33,600
Interior Architecture	\$88,100	\$11,700	\$23,500	\$52,900
Electrical	\$38,000	\$40,600	\$37,700	\$50,800
Mechanical	\$148,900	\$109,100	\$178,700	\$125,700
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
<b>Total</b>	<b>\$394,500</b>	<b>\$230,500</b>	<b>\$308,900</b>	<b>\$332,000</b>
Importance Code A	\$80,900	\$30,500	\$31,200	\$64,200
Importance Code B	\$313,500	\$200,000	\$277,800	\$267,800
<b>Total</b>	<b>\$394,500</b>	<b>\$230,500</b>	<b>\$308,900</b>	<b>\$332,000</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: Granite	8%			LIFE	* *	5	\$25,300		
Masonry: Limestone	90%	Now	\$822,100	LIFE	* *	5	\$284,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Courtroom 68									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout At Doors, Exterior Balcony, Spandrels									
Windows									
Aluminum	93%			2040	* *	5	\$67,300		
Metal Louvers	2%			2033	* *	10	\$9,000		
Steel	5%			2032	* *	5	\$45,200		
Parapets									
Masonry: Limestone	85%	Now	\$340,800	LIFE	* *	5	\$27,600		
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Southeast Corner									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Metal Rail	15%			2029	* *	5-10	\$69,800		
Roof									
Metal Panel	60%			2037	* *	10	\$151,400		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Painted Surfaces									
Modified Bitumen	35%	Now	\$27,800	2029	* *				
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%			2034	* *	10	\$22,900		
Interior									
Floors									
Carpet	15%			2023	\$891,500	3	\$141,000		
Cast in Place Concrete	5%			LIFE	* *	5	\$51,400		
Ceramic Tile	5%			2027	* *	5	\$23,500		
Marble Panels	5%			LIFE	* *	5	\$17,600		
Terrazzo	20%			LIFE	* *	5	\$73,400		
Vinyl Tile	20%			2024	\$791,800	3	\$35,200		
Vinyl Tile	30%			2029	* *	3	\$70,500		

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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**

**Interior Walls**

Gypsum Board	10%			LIFE	**	5		\$57,300	
Gypsum Board	10%			LIFE	**	5		\$57,300	
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	10%			2037	**	5		\$47,000	
AcousTileSusp.Lay-In	10%			2029	**	5		\$47,000	
Gypsum Board	5%			LIFE	**	5		\$29,400	
Plaster	20%			LIFE	**	5		\$58,700	
Plaster	55%			LIFE	**	5		\$161,500	

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

*Location : Courtroom 68*

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%			2044	**	5		\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>									

Fused Disc Sw	50%			2034	**	5		\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 3000 And One 1200 Amps Main Disconnect Switch</i>									

**Transformers**

Dry Type	100%			2037	**	5		\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Chiller Room</i>									
<i>Explanation : 2- 750 Kva, 480/277/208 Volts</i>									

**Switchgear / Switchboard**

Fused Disc Sw	100%			2044	**	5		\$1,300	
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**Raceway**

Conduit	50%			2024		\$193,300	1		
Conduit	50%			2044	**		1		

**Panelboards**

Fused Disc Sw	10%			2040	**	5		\$700	
Molded Case Bkrs	50%			2040	**	5		\$4,100	
Molded Case Bkrs	40%			2023		\$142,200	5		\$3,200

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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
Under 600 Volts								
Wiring								
Thermoplastic	50%			2024	\$297,800	1		
Thermoplastic	50%			2044	* *	1		
Motor Controllers								
Locally Mounted	80%			2037	* *	5	\$1,700	
Locally Mounted	20%			2022	\$148,300	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$4,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2037	* *	1	\$94,800	
Generators								
Diesel	100%			2033	* *	1	\$119,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : No Available Nameplate Rating Capacity								
Batteries								
Lead/Acid	100%			2018	\$1,500	5	\$11,400	
Fuel Storage								
Day Tank	50%			2040	* *	5	\$28,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : 275 Gallons Capacity								
Main Tank	50%			2052	* *	5	\$4,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Underground								
Explanation : 2000 Gallons Capacity								
Lighting								
Interior Lighting								
Fluorescent	80%			2029	* *	10	\$226,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	18%			2029	* *	10	\$50,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways And Court Rooms								
Explanation : Compact Fluorescent Light Fixtures								
Incandescent	2%			2019	\$343,300	2	\$100	
Egress Lighting								
Emergency, Service	50%			2024	\$75,100	1		
Exit, LED	50%			2052	* *	1		
Exterior Lighting								
HID	100%			2024	\$1,153,400	10	\$900	
Lightning Protection								
Arresters/Cabling								
Generic	100%			2039	* *	5	\$9,100	

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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	

**Alarm**

## Security System

No Component

70%

Generic

30%

2029

\* \*

1

\$34,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways And Outside**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

No Component

60%

Generic

40%

2029

\* \*

1-3

\$78,300

*Other Observation, Extent : Moderate, 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%

2044

\* \*

1

## Conversion Equipment

Steam Boiler

100%

2037

\* \*

1

\$305,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub Basement Boiler Room**Explanation : 2 Units*

## Distribution

Steam Piping/Pump

100%

Now

\$130,600

2034

\* \*

4

\$15,200

*Steam Traps Faulty, Extent : Moderate, Area Affected : 20%**Location : Throughout*

## Terminal Devices

Air Handler

40%

2029

\* \*

1

\$76,200

Convactor/Radiator

60%

2029

\* \*

1

\$59,700

**Air Conditioning**

## Energy Source

Campus Steam

50%

2034

\* \*

1

Electricity

50%

2032

\* \*

1

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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
Air Conditioning								
Conversion Equipment								
Absorption	25%			2033	**	1	\$83,400	
Chiller/Steam/HW								
Centrifugal, Elec Chiller	40%			2020	\$303,300	1	\$133,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 40%						
		Location : Basement A C Room						
		Other Observation, Extent : Light, Area Affected : 40%						
		Location : Basement A C Room						
		Explanation : Both Units Are Scheduled To Be Replaced						
Split Unit	5%			2024	\$70,500			
		R-134a Refrigerant, Extent : Light, Area Affected : 5%						
		Location : Roof						
Window/Wall Unit	15%			2019	\$94,200	1		
No Component	15%							
Distribution								
Chilled Wtr Pipe/Pump	70%			2034	**	4	\$16,000	
No Component	30%							
Terminal Devices								
Air Handler/Cool/Ht	65%			2029	**	1	\$123,900	
Fan Coil - Cool/Heat	5%			2029	**	1	\$5,000	
No Component	30%							
Heat Rejection								
Air Condenser Unit	5%			2029	**	2	\$10,700	
Water Cool Tower	65%			2025	\$484,300	2	\$201,600	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$171,900	
Exhaust Fans								
Interior	95%			2029	**	2	\$9,000	
Roof	5%			2024	\$12,100	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2019	\$71,000	2	\$4,500	
HW Heat Exchanger								
Low Temp	100%			2024	\$94,700	4	\$30,500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2019	\$11,000	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2024	\$11,000	4	\$1,600	

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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
Plumbing									
	Backflow Preventer								
	Generic	100%			2029	* *	1	\$18,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : (5) Sub-b B-7 (5) 1-7							
		Explanation : 10 Units. 4 Units Are Currently Not In Service							
Fire Suppression									
	Standpipe								
	Generic	100%			2044	* *	1-5	\$161,100	
	Sprinkler								
	Generic	100%			2044	* *	1-2	\$86,300	
	Fire Pump								
	Generic	100%			2027	* *	1	\$57,600	
	Chemical System								
	No Component	98%							
	Generic	2%			2023	\$500	1-3	\$1,100	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 01-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$374,100	\$174,700
Interior Architecture	\$197,100	\$456,600
Electrical	\$350,300	\$608,700
Mechanical	\$135,900	
<b>Total</b>	<b>\$1,057,400</b>	<b>\$1,240,000</b>
Importance Code A	\$374,100	\$217,200
Importance Code B	\$683,300	\$1,022,800
<b>Total</b>	<b>\$1,057,400</b>	<b>\$1,240,000</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$34,200			\$38,400
Interior Architecture	\$230,700	\$3,100	\$5,400	\$7,000
Electrical	\$33,200	\$9,800	\$8,900	\$52,600
Mechanical	\$13,700	\$11,700	\$20,000	\$23,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$319,700</b>	<b>\$32,500</b>	<b>\$42,300</b>	<b>\$128,900</b>
Importance Code A	\$41,700	\$7,600	\$7,600	\$46,100
Importance Code B	\$268,400	\$24,900	\$34,700	\$82,800
Importance Code C	\$9,500			
<b>Total</b>	<b>\$319,700</b>	<b>\$32,500</b>	<b>\$42,300</b>	<b>\$128,900</b>



**Note :** All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**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	\$104,700	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$34,200	LIFE	* *	5	\$4,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	\$224,400	LIFE	* *	5	\$25,600	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2035	* *	5-10	\$22,000	
Windows								
Wood	100%	Now	\$45,100	2041	* *	5	\$110,600	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$200	
Metal Rail	5%			2030	* *	5-10	\$100	
Roof								
Metal Panel	5%			2030	* *	10	\$5,000	
Modified Bitumen	5%			2030	* *	10	\$2,700	
Single Ply Membrane	45%			2030	* *	10	\$24,600	
Skylight, Metal/Glass	5%			2035	* *	10	\$9,100	
Slate	40%			LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 1%							
	Location : Throughout							

Interior

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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									
Floors									
	Carpet	10%	Now	\$171,000	2027	**	3	\$18,500	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Carpet	5%			2021	\$85,500	3	\$9,300	
	Ceramic Tile	5%	Now	\$13,000	2034	**	5	\$3,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	15%			LIFE	**	5	\$13,900	
	Terrazzo	25%	0-2	\$77,800	LIFE	**	5	\$24,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
	Vinyl Tile	5%	Now	\$57,000	2035	**	3	\$2,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Room G25, Custodians Office & Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Custodians Office & Throughout							
	Vinyl Tile	35%			2025	\$398,700	3	\$16,200	
Interior Walls									
	Gypsum Board	13%			LIFE	**	5	\$8,500	
	Marble Panels	20%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$3,300	
	Plaster	10%	Now	\$9,500	LIFE	**	5	\$3,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Tower, Room 200, 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	

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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

## Ceilings

AcousTile,Adhered	5%	Now	\$62,300	2045	* *	5	\$3,100
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%**Location : Throughout*

AcousTileSusp.Lay-In	20%	0-2	\$10,800	2038	* *	5	\$12,400
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*Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%**Location : Throughout*

Plaster	10%			LIFE	* *	5	\$7,700
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Plaster	50%			LIFE	* *	5	\$38,600
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Plaster	15%	Now	\$26,400	LIFE	* *	5	\$11,600
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*Cracking/Crumbling, Extent : Severe, Area Affected : 25%**Location : Tower & Throughout**Paint Peeling, Extent : Moderate, Area Affected : 25%**Location : Tower & 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	100%			2025	\$42,600	5	\$300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- 3000 Amps Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2025	\$185,300	5	\$2,000
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## Raceway

Conduit	90%			2025	\$112,000	1	
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Conduit	10%			2035	* *	1	
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## Panelboards

Fused Disc Sw	5%			2024	\$6,500	5	\$100
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Molded Case Bkrs	20%			2033	* *	5	\$400
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Molded Case Bkrs	75%			2024	\$97,200	5	\$1,500
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## Wiring

Braided Cloth	15%	2-4	\$25,100	2050	* *	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic	65%			2025	\$108,700	1	
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Thermoplastic	20%			2035	* *	1	
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## Motor Controllers

Locally Mounted	100%			2023	\$63,000	5	\$500
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$1,100
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## Stand-by Power

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND BOROUGH HALL**  
**Asset # : 2041**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Stand-by Power</b>								
Transfer Switches								
Automatic	100%			2045	* *	1	\$23,500	
Generators								
Diesel	100%			2040	* *	1	\$29,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 1- 450 Kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$2,800	
Fuel Storage								
Day Tank	50%			2050	* *	5	\$7,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : One 23 Gals</i>								
Main Tank	50%			2065	* *	5	\$1,100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	50%			2030	* *	10	\$35,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	35%			2035	* *	10	\$24,500	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2035	* *	10	\$7,000	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	5%			2020	\$52,300	2	\$100	
Egress Lighting								
Emergency, Service	35%			2030	* *	1		
Emergency, Service	20%			2035	* *	1		
Emergency, Battery	5%			2030	* *	10	\$900	
Exit, LED	35%			2065	* *	1		
Exit, Service	5%			2025	\$1,400	1		
Exterior Lighting								
HID	70%			2020	\$218,500	10	\$200	
Incandescent	30%			2020	\$79,500	2		
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2028	* *	5	\$2,200	
<b>Alarm</b>								
Security System								
Generic	100%			2030	* *	1	\$28,500	
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			

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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
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2045	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2030	* *	1	\$75,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 2 Units								
	Distribution								
	Steam Piping/Pump	100%			2035	* *	4	\$3,800	
	Terminal Devices								
	Convactor/Radiator	100%			2030	* *	1	\$24,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	* *	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2020	\$135,900	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								
	Galv Iron/Steel	100%			2030	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$19,200	2	\$1,100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (1) B, G, 1-4 And (1) B - G								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$39,900	
	Sprinkler								
	No Component	80%							
	Generic	20%			2035	* *	1-2	\$4,300	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : STATEN ISLAND CIVIL COURT  
**Address** : 927 CASTLETON AVENUE @BEMENT AVE.  
**Borough** : STATEN ISLAND **Agency's Number** : 310-503  
**Program / Asset #** : DGS0038.000 / 4166 **Yr Built/Renovated** : 1927 / 1997  
**Area Sq Ft** : 18,000 **Project Type** : REAL PROPERTY  
**Date of Survey** : 08-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 159 **Lot** : 65 **BIN** : 5004530

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$283,500	\$39,900
Electrical		\$1,069,900
<b>Total</b>	<b>\$283,500</b>	<b>\$1,109,800</b>
Importance Code A	\$283,500	\$39,900
Importance Code B		\$1,069,900
<b>Total</b>	<b>\$283,500</b>	<b>\$1,109,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$30,900			
Interior Architecture	\$110,900	\$3,400	\$600	\$1,900
Electrical	\$600	\$300	\$600	\$300
Mechanical	\$6,100	\$4,700	\$3,500	\$4,300
<b>Total</b>	<b>\$148,600</b>	<b>\$8,400</b>	<b>\$4,600</b>	<b>\$6,500</b>
Importance Code A	\$32,700	\$1,800	\$1,800	\$1,800
Importance Code B	\$51,000	\$6,600	\$2,800	\$4,800
Importance Code C	\$64,900			
<b>Total</b>	<b>\$148,600</b>	<b>\$8,400</b>	<b>\$4,600</b>	<b>\$6,500</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%	Now	\$238,600	LIFE	* *	5	\$39,900	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%							
	Location : Above Lintels, Basement Level							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 20%							
	Location : Basement							
	Staining/Discoloring, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Limestone	15%	4+	\$45,000	LIFE	* *	5	\$5,600	
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Throughout							
Wood	5%	0-2	\$16,500	2031	* *	5	\$6,200	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Arround Windows							
Windows								
Aluminum	100%	Now	\$9,400	2042	* *	5	\$2,300	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Asphalt Shingle	100%	Now	\$5,100	2035	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
Floors								
Carpet	25%			2027	* *	3	\$10,100	
Cast in Place Concrete	5%			LIFE	* *	5	\$5,900	
Ceramic Tile	5%	0-2	\$1,300	2029	* *	5	\$700	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Panel/Paver: Cer/Brk	2%			2034	* *	5	\$1,200	
Marble Panels	2%			LIFE	* *	5	\$800	
Terrazzo	5%	Now	\$1,200	LIFE	* *	5	\$1,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Lobby							
Vinyl Tile	56%	Now	\$12,700	2031	* *	3	\$5,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%	Now	\$5,500	2029	* *	5	\$1,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%	Now	\$15,600	LIFE	* *			
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Boiler Room</i>								
Plaster	70%	Now	\$11,300	LIFE	* *	5	\$8,500	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Womens Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor At Bottom Of Stair</i>								
Wood	20%			LIFE	* *	5	\$64,800	
<b>Ceilings</b>								
Exposed Concrete	20%			LIFE	* *	5-10	\$6,700	
Plaster	60%			LIFE	* *	5-10	\$27,800	
Plaster	20%	Now	\$3,900	LIFE	* *	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Courtrooms</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2036	* *	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 600 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2036	* *	5	\$500	
<b>Raceway</b>								
Conduit	100%			2036	* *	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2034	* *	5		
Molded Case Bkrs	95%			2034	* *	5	\$500	
<b>Wiring</b>								
Thermoplastic	100%			2036	* *	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2031	* *	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	* *	5	\$500	
<b>Lighting</b>								

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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	

**Lighting**

## Interior Lighting

## Fluorescent

90%

2026

\$902,200

10

\$14,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using T8 Lamps*

## Fluorescent

5%

2026

\$50,100

10

\$800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Using Compact Fluorescent Lamps*

## Incandescent

5%

2026

\$50,100

2

## Egress Lighting

## Emergency, Battery

50%

2026

\$12,000

10

\$2,200

## Exit, Service

50%

2026

\$3,000

1

## Exterior Lighting

## HID

100%

2026

\$67,400

10

\$100

**Alarm**

## Security System

## No Component

50%

## Generic

50%

2026

\$27,000

1

\$3,400

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

## Natural Gas

100%

2046

\* \*

1

## Conversion Equipment

## Steam Boiler

100%

2039

\* \*

1

\$17,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Unit*

## Distribution

## Steam Piping/Pump

100%

2036

\* \*

4

\$900

## Terminal Devices

## Convactor/Radiator

100%

2031

\* \*

1

\$5,800

**Air Conditioning**

## Energy Source

## Electricity

100%

2042

\* \*

1

## Conversion Equipment

## Int Pkg Unit - Cooling

60%

2027

\* \*

2

\$700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Attic**Explanation : No Access To Check Refrigerant*

## Window/Wall Unit

20%

2021

\$7,300

1

## No Component

20%

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CIVIL COURT**  
**Asset # : 4166**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Heat Rejection								
Air Condenser Unit	60%			2034	* *	2	\$7,500	
No Component	40%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$9,500	
No Component	40%							
Exhaust Fans								
Interior	60%			2031	* *	2	\$300	
No Component	40%							
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2031	* *	1		
Water Heater								
Gas Fired	100%			2025	\$4,100	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 50 Gal</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2026	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : STATEN ISLAND CRIMINAL COURT  
**Address** : 67 TARGEE STREET BTWN: PURROY ST. - FREAN ST.  
**Borough** : STATEN ISLAND **Agency's Number** : 310-504  
**Program / Asset #** : DGS0039.000 / 4165 **Yr Built/Renovated** : 1930 / 2011  
**Area Sq Ft** : 21,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 08-Jul-2015 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 542 **Lot** : 9 **BIN** : 5014078

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$612,100	\$44,900
Interior Architecture	\$74,400	\$135,500
Electrical		\$618,900
Mechanical		\$413,600
<b>Total</b>	<b>\$686,400</b>	<b>\$1,212,900</b>
Importance Code A	\$612,100	\$44,900
Importance Code B	\$74,400	\$1,168,000
<b>Total</b>	<b>\$686,400</b>	<b>\$1,212,900</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture	\$7,700			
Interior Architecture	\$69,000		\$2,200	\$4,800
Electrical	\$6,700	\$400	\$500	\$700
Mechanical	\$8,800	\$3,400	\$3,500	\$2,900
<b>Total</b>	<b>\$92,100</b>	<b>\$3,800</b>	<b>\$6,200</b>	<b>\$8,400</b>
Importance Code A	\$9,800	\$2,100	\$2,100	\$2,100
Importance Code B	\$41,900	\$1,700	\$4,000	\$5,200
Importance Code C	\$40,400			\$1,000
<b>Total</b>	<b>\$92,100</b>	<b>\$3,800</b>	<b>\$6,200</b>	<b>\$8,400</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.*

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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									
Exterior Walls									
Masonry: Brick	90%	Now	\$402,600	LIFE	* *	5	\$44,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor Level @ South Facade, East Facade, West Facade									
Misaligned/Bulging, Extent : Light, Area Affected : 10%									
Location : 1st Floor Window Lintels At Southeast And West Sides									
Masonry: Limestone	10%	0-2	\$59,900	LIFE	* *	5	\$3,700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance									
Staining/Discoloring, Extent : Light, Area Affected : 15%									
Location : Main Entrance									
Windows									
Aluminum	100%	Now	\$37,500	2042	* *	5	\$2,300		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Parapets									
Masonry: Brick	90%	Now	\$63,400	LIFE	* *	5	\$2,200		
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Inside Face									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : North Facade, South Facade, East Facade, West Facade									
Spalling, Extent : Moderate, Area Affected : 40%									
Location : North Facade, South Facade, East Facade, West Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 60%									
Location : Inside Face									
Masonry: Limestone	10%	Now	\$7,700	LIFE	* *	5	\$300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Roof									
Built-Up (BUR)	90%	Now	\$48,600	2031	* *				
Broken/Missing Elements, Extent : Light, Area Affected : 20%									
Location : Throughout									
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%									
Location : Main Entrance									
Ponding, Extent : Moderate, Area Affected : 30%									
Location : Main Entrance									
Copper/Terne	10%			2041	* *	10	\$7,400		

**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**  
**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

**Interior****Floors**

Carpet	10%			2022	\$45,200	3	\$7,100	
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	
Mosaic Tile	5%			2039	**	5	\$4,500	
Marble Panels	5%			LIFE	**	5	\$2,700	
Terrazzo	25%			LIFE	**	5	\$14,000	
Vinyl Tile	45%	0-2	\$6,800	2026	\$135,500	3	\$6,000	

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout***Interior Walls**

Cast in Place Concrete	10%	0-2	\$5,100	LIFE	**			
Ceramic Tile	5%			2035	**	5	\$2,000	
Masonry: Brick	5%	Now	\$7,800	LIFE	**			

*Water Penetration, Extent : Light, Area Affected : 15%**Location : Boiler Room*

Marble Panels	5%			LIFE	**	10	\$800	
Plaster	65%	0-2	\$10,500	LIFE	**	5	\$7,900	

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

Wood	10%			LIFE	**	5	\$32,400	
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**Ceilings**

AcousTileSusp.Lay-In	10%			2031	**	5	\$3,600	
Exposed Concrete	10%			LIFE	**	5-10	\$4,500	
Plaster	80%	Now	\$74,400	LIFE	**	5	\$17,900	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Water Penetration, 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**

Molded Case Bkrs	100%			2026	\$4,800	5	\$600	

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : One 600a Main Disconnect Switch***Switchgear / Switchboard**

Molded Case Bkrs	100%			2026	\$72,600	5	\$600	
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**Raceway**

Conduit	100%			2026	\$35,000	1		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.*

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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>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>
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2025	\$1,500	5		
Molded Case Bkrs	95%			2025	\$28,100	5	\$500	
Wiring								
Thermoplastic	100%			2026	\$51,000	1		
Motor Controllers								
Locally Mounted	100%			2024	\$55,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	20%			2021	\$239,500	10	\$3,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	70%			2034	* *	10	\$13,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : T-8 Lamps								
Fluorescent	10%			2021	\$119,700	10	\$2,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Court Rm, Lobby & 1st Flr.								
Egress Lighting								
Emergency, Battery	50%			2026	\$14,400	10	\$2,600	
Exit, LED	50%			2061	* *	1		
Exterior Lighting								
HID	100%			2021	\$80,500	10	\$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2026	\$32,200	1	\$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
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%			2036	* *	1		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND CRIMINAL COURT**  
**Asset # : 4165**

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%			2043	* *	1	\$21,300	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					
	Distribution								
	Steam Piping/Pump	100%			2026	\$148,800	4	\$1,600	
	Terminal Devices								
	Convactor/Radiator	100%			2024	\$201,200	1	\$6,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Cooling	30%	0-2	\$3,000	2031	* *	2	\$300	
				Not in Service, Extent : Severe, Area Affected : 100%					
				Location : 1 Of 3 Units Not Working In The Court Rooms					
				R-134a Refrigerant, Extent : Light, Area Affected : 30%					
				Location : 3 Units, Court Rooms					
	Window/Wall Unit	70%			2021	\$30,700	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$5,700	
	No Component	70%							
	Exhaust Fans								
	Roof	30%			2026	\$5,100	2	\$200	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2026	\$63,600	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,000	2	\$300	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : 1 Unit, 74 Gal					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2021	\$11,000	4	\$2,500	
	Fixtures								
	Generic	100%							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 21-May-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 9 **Lot** : 22 **BIN** : 5000090

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$1,802,900	\$464,700
Interior Architecture		\$148,900
Electrical		\$795,200
<b>Total</b>	<b>\$1,802,900</b>	<b>\$1,408,800</b>
Importance Code A	\$1,802,900	\$464,700
Importance Code B		\$944,100
<b>Total</b>	<b>\$1,802,900</b>	<b>\$1,408,800</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				\$2,300
Interior Architecture	\$700	\$2,000	\$2,400	\$19,300
Electrical	\$4,900	\$200	\$11,500	\$100
Mechanical	\$9,600	\$25,300	\$18,000	\$1,700
<b>Total</b>	<b>\$15,200</b>	<b>\$27,600</b>	<b>\$31,900</b>	<b>\$23,400</b>
Importance Code A	\$1,100	\$1,100	\$1,200	\$3,300
Importance Code B	\$14,100	\$26,500	\$30,700	\$20,100
Importance Code C				
<b>Total</b>	<b>\$15,200</b>	<b>\$27,600</b>	<b>\$31,900</b>	<b>\$23,400</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.*

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast Stone/Terra Cotta	100%	Now	\$1,759,300	LIFE	* *	5	\$389,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facade</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
<b>Windows</b>								
Aluminum	100%			2040	* *	5	\$4,500	
<b>Parapets</b>								
Cast Stone/Terra Cotta	70%			LIFE	* *	5	\$13,300	
Masonry: Brick	30%			LIFE	* *	5	\$700	
<b>Roof</b>								
Metal Panel	60%	Now	\$43,600	2029	* *			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Painted Surfaces</i>								
Modified Bitumen	40%			2024	\$75,100	10	\$11,900	
<b>Interior</b>								
<b>Floors</b>								
Carpet	5%			2020	\$18,600	3	\$2,700	
Cast in Place Concrete	7%			LIFE	* *	5	\$4,100	
Marble Panels	3%			LIFE	* *	5	\$600	
Quarry Tile	5%			2029	* *	5	\$2,000	
Terrazzo	20%			LIFE	* *	5	\$4,200	
Vinyl Tile	60%			2024	\$148,900	3	\$6,100	
<b>Interior Walls</b>								
Concrete Masonry Unit	15%			LIFE	* *	5	\$2,400	
Masonry: Brick	15%			LIFE	* *			
Plaster	60%			LIFE	* *	5	\$7,300	
Wood	10%			LIFE	* *	5	\$16,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	10%			2029	* *	5	\$2,700	
Exposed Concrete	10%			LIFE	* *	5	\$400	
Plaster	80%			LIFE	* *	5	\$13,500	

<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>

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**  
**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%			2024	\$2,700	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 350 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$52,900	5	\$300	
Raceway								
Conduit	90%			2024	\$13,500	1		
Conduit	10%			2034	* *	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$29,100	5	\$300	
Molded Case Bkrs	10%			2032	* *	5		
Wiring								
Braided Cloth	25%	2-4	\$4,700	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Thermoplastic	75%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$40,500	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$657,600	10	\$9,900	
T-8 Lamps, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2019	\$7,900	10	\$1,300	
Exit, Service	50%			2019	\$1,900	1		
Exterior Lighting								
HID	100%			2024	\$44,200	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	* *	1	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Lobby, Waiting Room And Outside								
Explanation : C C T V 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

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

*Estimates are rounded to the nearest hundred dollars.*

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

<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								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$10,700	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Boiler</i>								
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2029	* *	1	\$3,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2018	\$23,300	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Reciprocating Compr/Chiller	15%			2024	\$6,000	1	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>								
<i>Location : Attic</i>								
Window/Wall Unit	65%			2019	\$15,600	1		
No Component	10%							
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2	\$3,500	
No Component	75%							
Terminal Devices								
Direct Expansion	15%			2024	\$4,900	1		
No Component	85%							
Heat Rejection								
Remote Air Cond	15%			2024	\$9,400	2	\$1,100	
No Component	85%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2023	\$2,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2017	\$7,200	4	\$2,500	
Fixtures								
Generic	100%							

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

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND FAMILY COURT**  
**Asset # : 13692**

*Note : 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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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 21-May-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3  
**Block** : 7 **Lot** : 12 **BIN** : 5000064

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Exterior Architecture	\$92,100	\$96,900
Interior Architecture	\$141,500	\$103,700
Electrical	\$577,200	\$3,562,400
Mechanical	\$84,400	\$858,100
<b>Total</b>	<b>\$895,300</b>	<b>\$4,621,200</b>
Importance Code A	\$92,100	\$96,900
Importance Code B	\$803,200	\$4,524,200
<b>Total</b>	<b>\$895,300</b>	<b>\$4,621,200</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Exterior Architecture				\$7,300
Interior Architecture	\$15,900	\$3,600	\$2,900	\$15,900
Electrical	\$40,900	\$6,400	\$12,000	\$8,400
Mechanical	\$4,000	\$5,700	\$18,300	\$4,300
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$68,700</b>	<b>\$23,600</b>	<b>\$41,100</b>	<b>\$43,700</b>
Importance Code A	\$800		\$800	\$7,500
Importance Code B	\$67,900	\$23,600	\$40,300	\$36,300
Importance Code C				
<b>Total</b>	<b>\$68,700</b>	<b>\$23,600</b>	<b>\$41,100</b>	<b>\$43,700</b>



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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**STATEN ISLAND SUPREME COURT**  
**Asset # : 2042**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>Exterior</b>								
Exterior Walls								
Masonry: Limestone	100%			LIFE	* *	5	\$96,900	
Windows								
Aluminum	100%			2040	* *	5	\$14,600	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	\$9,900	
Roof								
Metal Panel	85%			2029	* *	10	\$92,100	
Modified Bitumen	5%			2024	\$18,600	10	\$3,000	
Skylight, Metal/Glass	10%			2044	* *	10	\$19,700	
<b>Interior</b>								
Floors								
Carpet	20%			2023	\$319,500	3	\$46,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$12,600	
Ceramic Tile	5%			2033	* *	5	\$5,800	
Marble Panels	15%			LIFE	* *	5	\$13,000	
Terrazzo	20%			LIFE	* *	5	\$18,100	
Vinyl Tile	30%			2029	* *	3	\$17,300	
Vinyl Tile	5%			2024	\$53,200	3	\$2,200	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Cast Stone/Terra Cotta	10%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$2,200	
Plaster	60%			LIFE	* *	5	\$13,400	
Wood	10%			LIFE	* *	5	\$29,900	
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$101,200	2044	* *	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%			2029	* *	5	\$5,800	
Exposed Concrete	5%	Now	\$40,300	LIFE	* *	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Storage Room</i>								
Glass: Susp Panels	10%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$10,800	
Plaster	55%			LIFE	* *	5	\$39,700	

<b>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>

**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**  
**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%			2050	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Low Voltage Power Circuit Breaker Rated @ 4000 Amperes							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	\$1,700	
Raceway								
Conduit	80%			2024	\$85,800	1		
Conduit	20%			2050	* *	1		
Panelboards								
Molded Case Bkrs	20%			2023	\$14,600	5	\$300	
Molded Case Bkrs	80%			2046	* *	5	\$1,300	
Wiring								
Braided Cloth	20%	2-4	\$33,300	2049	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Thermoplastic	80%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$141,800	5	\$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	\$19,400	
Generators								
Not Accessible	100%							
Batteries								
Not Accessible	100%							
Fuel Storage								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	85%			2024	\$3,270,900	10	\$49,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : T-8 Lamps							
Fluorescent	10%			2019	\$384,800	10	\$5,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Attic , Basement							
	Explanation : T-12 Lamps							
Incandescent	5%			2019	\$192,400	2	\$100	
Egress Lighting								
Emergency, Service	50%			2032	* *	1		
Exit, Service	50%			2032	* *	1		

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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
Lighting								
Exterior Lighting HID	100%			2032	* *	10	\$200	
Alarm								
Security System	70%							
No Component	30%			2032	* *	1	\$7,100	
Generic	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$40,100	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Strobe Lights, Manual Pull Station, 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								
Campus Steam	100%			2034	* *	1		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : Steam Provided From Adjacent Borough Hall Building							
Conversion Equipment								
HTHW/HW Exchanger	100%			2027	* *	2	\$3,900	
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$4,700	
Terminal Devices								
Convactor/Radiator	90%			2022	\$582,000	1	\$18,400	
Unit Heater-Stm/HW	10%			2024	\$44,200	4	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	30%			2024	\$94,800	2	\$1,200	
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Courtyard							
Window/Wall Unit	60%			2019	\$84,400	1		
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$35,200	
Exhaust Fans								
Interior	100%			2024	\$75,700	2	\$1,900	
Plumbing								

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**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
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2044	* *	1		
	Galv Iron/Steel	30%			2022	\$61,300	1		
	Water Heater								
	Electric	100%			2022	\$10,600	4	\$600	
	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 : B-3							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2034	* *	1-5	\$31,900	
	Sprinkler								
	No Component	85%							
	Generic	15%			2034	* *	1-2	\$2,700	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 21-Jul-2015 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,6,7  
**Block** : 153 **Lot** : 1 **BIN** : 1079215

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$5,996,900	\$870,400
Interior Architecture		\$1,564,700	\$2,195,100
Electrical			\$543,000
Mechanical		\$987,800	\$531,800
<b>Total</b>		<b>\$8,549,400</b>	<b>\$4,140,400</b>
Importance Code A		\$5,996,900	\$870,400
Importance Code B		\$1,676,800	\$3,128,800
Importance Code C		\$875,700	\$141,200
<b>Total</b>		<b>\$8,549,400</b>	<b>\$4,140,400</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$46,100		\$7,400	
Interior Architecture	\$50,300		\$55,000	\$22,000
Electrical	\$48,300	\$21,000	\$24,400	\$22,600
Mechanical	\$153,800	\$91,200	\$168,600	\$92,700
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
<b>Total</b>	<b>\$339,900</b>	<b>\$153,600</b>	<b>\$296,900</b>	<b>\$178,800</b>
Importance Code A	\$54,800	\$8,700	\$19,700	\$8,700
Importance Code B	\$270,100	\$144,900	\$277,300	\$170,000
Importance Code C	\$15,000			
<b>Total</b>	<b>\$339,900</b>	<b>\$153,600</b>	<b>\$296,900</b>	<b>\$178,800</b>



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

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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%	4+	\$21,400	LIFE		* *		
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Storefront Facades							
Copper/Terne	8%	Now	\$81,900	2046		* *		
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : 5th Floor Offices, North Wing							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th And 7th Floors							
	Explanation : Located In Interior Courtyard							
Fiberglass Panel	2%			2039		* *	5	\$14,900
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Below Parapet Wall							
	Explanation : Horizontal Banding							
Masonry: Brick	10%	Now	\$129,600	LIFE		* *	5	\$19,800
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse And Interior Courtyard							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Various Areas - Interior Courtyard							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Above Windows							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Penthouses							
Masonry: Marble	71%	0-2	\$5,504,600	LIFE		* *	5	\$105,600
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations - All Facades							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations - All Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : At Cornice And Window Entablatures							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%							
	Location : Above Storefront, All Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 75%							
	Location : All Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 8%							
	Location : Chambers And Reade Facades, Eastern Bays							
Metal Panel	3%			2046		* *	5-10	\$40,900
	Deformed/Dented, Extent : Light, Area Affected : 15%							

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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								
Metal Panel	3%			2046	* *	5-10	\$40,900	
			Location : Interior Courtyard					
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Reade Street Elevation					
			Explanation : Basement Windows					
Metal Coiling Doors	3%			2031	* *	5	\$18,600	
Windows								
Aluminum	2%			2042	* *	5	\$1,200	
Metal Louvers	3%			2035	* *	10	\$11,500	
Steel	3%			2042	* *	5	\$23,000	
Wood	92%	0-2	\$114,900	2042	* *	5	\$282,100	
			Dry Rot/Decay, Extent : Moderate, Area Affected : 15%					
			Location : Window Casings - Exterior Facades					
			Paint Peeling, Extent : Moderate, Area Affected : 35%					
			Location : Throughout					
Parapets								
Masonry: Brick	10%	4+	\$7,600	LIFE	* *	5	\$1,200	
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : Courtyard Parapet					
Metal Cornice	15%			2061	* *	10	\$5,900	
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Perimeter Balustrades And Entablatures					
			Explanation : Cornice Material Actually Fiberglass					
Metal Panel	5%			2046	* *	5	\$2,300	
Metal Rail	60%			2039	* *	5-10	\$131,300	
Metal Rail	10%			2031	* *	5-10	\$21,900	
			Other Observation, Extent : Light, Area Affected : 100%					
			Location : Interior Court					
			Explanation : Wrought Iron					
Roof								
Copper/Terne	15%	Now	\$5,100	2041	* *			
			Water Penetration, Extent : Moderate, Area Affected : 10%					
			Location : 5th Floor Offices From 6th Floor Terraces Above					
Modified Bitumen	75%	2-4	\$86,200	2026	\$431,200			
			Alligatoring, Extent : Moderate, Area Affected : 25%					
			Location : Perimeter Corners					
			Blisters, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
			Ridging, Extent : Moderate, Area Affected : 20%					
			Location : Various Locations					
Skylight, Metal/Glass	10%			2046	* *	10	\$30,400	

**Interior**

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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%			2025	\$1,217,900	3	\$132,100	
Cast in Place Concrete	10%	Now	\$148,800	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%			2029	* *	5	\$22,000	
Marble Panels	5%			LIFE	* *	5	\$33,000	
Terrazzo	15%			LIFE	* *	5	\$103,200	
Vinyl Tile	40%	4+	\$324,500	2026	\$1,622,500	3	\$66,100	
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Throughout Dob Offices								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Wood	5%			2041	* *	5	\$41,300	
Interior Walls								
Cast in Place Concrete	2%	Now	\$215,000	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	* *	10	\$70,600	
Gypsum Board	60%			LIFE	* *	5-10	\$400,000	
Masonry: Brick	10%	Now	\$331,300	LIFE	* *			
Spalling, Extent : Severe, Area Affected : 15%								
Location : Basement, Steam Room, Sidewalk Vault @ Reade St								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement, , Steam Room, Sidewalk Vault @ Reade St								
Plaster	5%	Now	\$8,500	LIFE	* *	5	\$5,900	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Basement Corridor Outside Chief Engineer's Office								
Plaster	3%			LIFE	* *	5-10	\$10,000	

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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									
	Ceilings								
	AcousTile,Adhered	15%			2031	* *	5	\$66,100	
	AcousTileSusp.Lay-In	55%			2031	* *	5	\$242,200	
	Exposed Concrete	10%	Now	\$76,800	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	\$87,300	LIFE	* *			
	Jnt 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	\$18,800	LIFE	* *	5	\$41,300	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Basement Corridor Leading To Loading Docks								

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%			2046	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 4000 Amps, One 2000 Amps & One 1600 Amps Main Disconnect Switch								
Transformers									
	Dry Type	100%			2039	* *	5	\$1,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Three 45 Kva 208hv - 208/120lv								
Switchgear / Switchboard									
	Fused Disc Sw	60%			2046	* *	5	\$800	
	Molded Case Bkrs	40%			2046	* *	5	\$3,100	
Raceway									
	Conduit	60%			2046	* *	1		
	Conduit	40%			2026	\$273,200	1		
Panelboards									
	Molded Case Bkrs	100%			2042	* *	5	\$7,700	
Wiring									
	Thermoplastic	100%			2046	* *	1		

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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								
Motor Controllers								
Locally Mounted	70%			2039	* *	5	\$1,400	
Variable Frequency Drive	30%			2043	* *			
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Engineers Office								
Explanation : Most Of The Controllers Are Monitored By Bms								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$8,600	
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$90,500	
Generators								
Diesel	100%			2035	* *	1	\$113,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room Sub Basement								
Explanation : One 450 Kw								
Batteries								
Lead/Acid	100%			2020	\$1,600	5	\$10,900	
Fuel Storage								
Day Tank	50%			2042	* *	5	\$27,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Generator Room Sub Basement								
Explanation : One 125 Gals								
Main Tank	50%			2054	* *	5	\$4,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Sub Basement								
Explanation : One 550 Gals								
Lighting								
Interior Lighting								
Fluorescent	90%			2031	* *	10	\$242,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	10%			2031	* *	10	\$27,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Lobby & Hallways								
Egress Lighting								
Emergency, Service	60%			2031	* *	1		
Exit, LED	40%			2054	* *	1		
Exterior Lighting								
HID	100%			2031	* *	10	\$900	
Alarm								
Security System								
No Component	95%							
Generic	5%			2034	* *	1	\$5,500	

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SUN BUILDING**  
**Asset # : 2055**

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)		

**Alarm**

Fire/Smoke Detection

No Component 70%

Generic, Digital 30%

2031

\* \*

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

**Heating**

Energy Source

Utility Steam 100%

2046

\* \*

1

Conversion Equipment

Heat Exchanger 60%

2035

\* \*

1

\$87,300

Pres. Reducing Valve/LP 40%

2029

\* \*

5

\$7,000

Steam

Distribution

Hot Wtr Piping/Pump 90%

2042

\* \*

4

\$19,600

Steam Piping/Pump 10%

2036

\* \*

4

\$1,500

Terminal Devices

Unit Heater-Stm/HW 2%

2031

\* \*

4

\$500

No Component 80%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout Building**Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered**Under A C*

No Component 18%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Rooms On Each Floor**Explanation : Air Handlers Are Covered Under A C System***Air Conditioning**

Energy Source

Electricity 100%

2042

\* \*

1

Conversion Equipment

Centrifugal, Elec Chiller 100%

2029

\* \*

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

Chilled Wtr Pipe/Pump 100%

2046

\* \*

4

\$21,800

Terminal Devices

Air Handler/Cool/Ht 20%

2031

\* \*

1

\$36,400

Fan Coil - Cool/Heat 80%

2031

\* \*

1

\$76,000

Heat Rejection

Water Cool Tower 100%

2020

\$914,900

2

\$296,100

**Ventilation**

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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
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$259,800	
Exhaust Fans								
Interior	80%			2026	\$281,900	2	\$7,200	
Roof	20%			2026	\$50,700	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	25%			2036	* *	1		
Galv Iron/Steel	75%			2031	* *	1		
Water Heater								
Electric	100%			2021	\$49,400	4	\$2,600	
HW Heat Exchanger								
High Temp	80%			2036	* *	4	\$23,300	
Low Temp	20%			2036	* *	4	\$5,800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2019	\$7,200	4	\$2,500	
Backflow Preventer								
Generic	100%			2026	\$30,900	1	\$18,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Freight Sub Basement :8th Floor; Passengers From 1 : 7th Floor								
Explanation : One Freight Unit And 5 Passenger Units								
Fire Suppression								
Standpipe								
Generic	100%			2046	* *	1-5	\$148,300	
Sprinkler								
Generic	100%			2046	* *	1-2	\$82,400	
Fire Pump								
Generic	100%			2035	* *	1	\$54,900	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 10-Jul-2015 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,5,7,8  
**Block** : 153 **Lot** : 24 **BIN** : 1001670

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$4,113,900	\$596,700
Interior Architecture		\$3,061,500	\$648,800
Electrical		\$622,900	\$8,923,800
Mechanical		\$453,800	\$879,700
<b>Total</b>		<b>\$8,252,200</b>	<b>\$11,049,100</b>
Importance Code A		\$4,202,400	\$770,300
Importance Code B		\$2,276,200	\$10,142,100
Importance Code C		\$1,773,600	\$136,700
<b>Total</b>		<b>\$8,252,200</b>	<b>\$11,049,100</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$17,900			
Interior Architecture	\$38,600		\$16,700	\$7,600
Electrical	\$35,100	\$2,300	\$4,600	\$4,600
Mechanical	\$117,900	\$25,400	\$49,000	\$39,000
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
<b>Total</b>	<b>\$249,000</b>	<b>\$67,100</b>	<b>\$109,800</b>	<b>\$90,700</b>
Importance Code A	\$17,900	\$600	\$5,400	\$600
Importance Code B	\$192,500	\$66,500	\$93,300	\$90,100
Importance Code C	\$38,600		\$11,000	
<b>Total</b>	<b>\$249,000</b>	<b>\$67,100</b>	<b>\$109,800</b>	<b>\$90,700</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								
Bronze/Brass	5%			LIFE	* *	10	\$195,900	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : All Facades							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7th Floor							
	Explanation : Dormer Windows							
Masonry: Granite	95%	0-2	\$622,700	LIFE	* *	5	\$178,700	
	Jnt 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							
Windows								
Wood	100%	Now	\$2,708,000	2051	* *	5	\$332,300	
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Various Locations							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							

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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									
Roof									
Copper/Terne	5%	Now	\$2,100	2054	**				
	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%			2043	**	10	\$2,500		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 7th Floor								
	Explanation : Dormer Windows								
Modified Bitumen	30%			2026	\$85,700	10	\$13,600		
Skylight, Metal/Glass	27%	Now	\$587,300	2036	**				
	Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%								
	Location : Rotunda Over Lobby								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Rotunda Over Lobby								
	Unit Inoperable, Extent : Severe, Area Affected : 100%								
	Location : Skylight Over Rotunda.								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Rotunda Over Lobby								
Slate	35%			LIFE	**	10	\$15,900		
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Mansard Roof								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$132,400		
Ceramic Tile	5%			2035	**	5	\$15,100		
Mosaic Tile	40%	2-4	\$588,500	2031	**	5	\$151,300		
	Horizontal Cracks, Extent : Light, Area Affected : 100%								
	Location : 2nd - 5th Floor Lobbies								
Marble Panels	15%	2-4	\$222,700	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	\$114,300	LIFE	**	5	\$35,500		
	Horizontal Cracks, Extent : Light, Area Affected : 5%								
	Location : 8th Floor Hallway.								
Vinyl Tile	15%			2034	**	3	\$17,000		

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**  
**Asset # : 2052**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2029	* *	5	\$22,000	
Masonry: Brick	10%			LIFE	* *	10	\$22,000	
Metal Panel	5%			LIFE	* *	10	\$16,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Radiator And Vent Covers, Electrical Panels								
Explanation : Decorative Bronze Grilles								
Marble Panels	20%	Now	\$1,523,000	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 Fl & Basement Level								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Walls Surrounding Main Vaulted Space At The 1st Level.								
Plaster	10%			LIFE	* *	5-10	\$62,500	
Plaster	52%			LIFE	* *	5-10	\$324,800	
Ceilings								
AcousTile,Adhered	5%			2031	* *	5	\$25,900	
Glass: Susp Panels	10%	0-2	\$42,100	LIFE	* *			
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Lobby Rotunda								
Mosaic Tile	5%			LIFE	* *	1		
Plaster	20%	0-2	\$33,000	LIFE	* *	5	\$64,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Court Room Ceiling.								
Plaster	60%	Now	\$221,100	LIFE	* *	5	\$194,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Sub Basement Ceiling.								

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%			2026	\$59,600	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Rm ( Sub-basement )</i>									
<i>Explanation : Two 2000 Amps Main Disconnect Switch</i>									
Fused Disc Sw		30%			2026	\$25,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Rm ( Basement )</i>									
<i>Explanation : One 1600a Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw		20%			2046	* *	5	\$200	
Fused Disc Sw		80%			2026	\$296,500	5	\$700	

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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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Raceway								
	Conduit	10%			2046	* *	1		
	Conduit	90%			2026	\$380,400	1		
Panelboards									
	Fused Disc Sw	5%			2025	\$19,400	5	\$200	
	Molded Case Bkrs	10%			2042	* *	5	\$500	
	Molded Case Bkrs	85%			2025	\$330,300	5	\$4,500	
Wiring									
	Braided Cloth	80%	2-4	\$520,900	2051	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 90%							
		Location : Throughout							
	Thermoplastic	20%			2046	* *	1		
Motor Controllers									
	Locally Mounted	30%			2024	\$243,100	5	\$400	
	Motor Control Center	65%			2024	\$499,000	5	\$3,600	
	Variable Frequency Drive	5%			2046	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Custodian Engineer Office							
		Explanation : All Controllers Monitored By Bms							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$5,900	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2021	\$6,771,700	10	\$102,000	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Throughout the building							
		Explanation : Lamp T-12							
	Fluorescent	10%			2034	* *	10	\$18,500	
		T-8 Lamps, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	35%			2031	* *	2	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Court Rooms,Corridors And Lobby							
		Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors							
Egress Lighting									
	Emergency, Battery	60%			2021	\$177,300	10	\$29,300	
	Exit, Service	40%			2021	\$29,200	1		
Exterior Lighting									
	Incandescent	20%			2021	\$140,400	2	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : 8 (pole Mounting Type)							
	No Component	80%							

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

**Alarm**

## Security System

No Component

70%

Generic

30%

2031

\* \*

1

\$22,700

## Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2031

\* \*

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

**Heating**

## Energy Source

Utility Steam

80%

2036

\* \*

1

HTHW/HW

20%

2036

\* \*

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : B, 2 Only**Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only*

## Conversion Equipment

Heat Pump

5%

0-2

\$88,500

2031

\* \*

2

\$2,500

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Throughout First Floor, Multiple Mechanical And Or Electrical Defects*

Heat Pump

5%

2024

\$88,500

2

\$3,100

Pres. Reducing Valve/LP

80%

2029

\* \*

5

\$9,600

Steam

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.*

## Distribution

Hot Wtr Piping/Pump

20%

Now

\$9,900

2034

\* \*

4

\$2,000

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Sub Basement*

Steam Piping/Pump

80%

2036

\* \*

4

\$8,000

## Terminal Devices

Air Handler

2%

0-2

\$21,300

2036

\* \*

1

\$2,300

*Other Observation, Extent : Severe, Area Affected : 10%**Location : Sub Basement**Explanation : Equipment Has Multiple Dysfunction Components*

Air Handler

5%

2031

\* \*

1

\$6,300

Air Handler

8%

2021

\$85,000

1

\$10,000

*On Extended Life, Extent : Moderate, Area Affected : 10%**Location : Sub Basement*

Convactor/Radiator

80%

2031

\* \*

1

\$52,300

Fan Coil Unit/Heat

5%

2031

\* \*

1

\$3,300

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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									
	Energy Source								
	District C.W.	20%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : From Centre St Building							
		Explanation : Serves 2nd Floor Air Handling Unit Only							
	Electricity	80%			2042	* *	1		
Conversion Equipment									
	Reciprocating	20%			2021	\$148,700	1	\$18,800	
	Compr/Chiller								
		Not in Service, Extent : Light, Area Affected : 5%							
		Location : Sub Basement, Chilled Water Is Presently Being Provided From One Center Street							
		On Extended Life, Extent : Moderate, Area Affected : 20%							
		Location : Sub Basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
	Window/Wall Unit	70%			2019	\$315,200	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	10%							
Distribution									
	Chilled Wtr Pipe/Pump	20%			2036	* *	4	\$2,000	
	Chilled Wtr Pipe/Pump	10%			2046	* *	4	\$1,500	
		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%							
Terminal Devices									
	Air Handler/Cool/Ht	20%			2021	\$167,500	1	\$25,000	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Sub Basement							
		Explanation : Equipment Already Accounted For Under The Heating Section Of This Report							
	No Component	80%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**SURROGATE'S COURT MUNICIPAL ARCHIVES**

**Asset # : 2052**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail 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>								
Heat Rejection								
Water Cool Tower	10%			2024	\$56,600	2	\$20,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : The Chiller Plant Is Presently Not In Service</i>						
Water Cool Tower	10%			2027	* *	2	\$20,400	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Cooling Tower Is Utilized As A Heat Sink For The Heat Pumps Throughout The First And Fifth Floors.</i>						
No Component	80%							
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,500	
Exhaust Fans								
Interior	25%			2021	\$60,500	2	\$1,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
		<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
Interior	25%			2021	\$60,500	2	\$1,600	
		<i>On Extended Life, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Sub Basement</i>						
Interior	10%			2031	* *	2	\$600	
No Component	20%							
		<i>Other Observation, Extent : Light, Area Affected : 0%</i>						
		<i>Location : Sub Basement</i>						
		<i>Explanation : Equipment Already Accounted For Under The Heating Section Of This Report</i>						
No Component	20%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2036	* *	1		
		<i>No Water Meter, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Sub Basement</i>						
HW Heat Exchanger								
Low Temp	100%			2036	* *	4	\$20,000	
Sanitary Piping								
Cast Iron	5%	Now	\$23,800	LIFE	* *	1		
		<i>Cracked, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Sub Basement</i>						
Cast Iron	95%			LIFE	* *	1		
		<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						

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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									
	Storm Drain Piping								
	Cast Iron	95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Cast Iron	5%	Now	\$15,300	LIFE	* *	1		
		Damaged, Extent : Severe, Area Affected : 5%							
		Location : Sixth Floor, Probable Defective Roof Drains							
	Sump Pump(s)								
	Submersible	100%			2017	\$7,200	4	\$2,500	
	Sewage Ejector(s)								
	Electric	100%			2026	\$12,000	4	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub Basement							
		Explanation : Duplex							
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) S - 8, (3) B - 8							
		Explanation : 4 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Street To 1							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2046	* *	1-5	\$102,000	
	Fire Pump								
	Generic	100%			2022	\$162,300	1	\$37,800	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 02-Jul-2014 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,3m,4  
**Block** : 122 **Lot** : 1 **BIN** : 1079146

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$346,300	\$317,300
Interior Architecture		\$39,200	\$211,400
Electrical		\$143,700	
Mechanical		\$73,300	\$38,800
<b>Total</b>		<b>\$602,500</b>	<b>\$567,500</b>
Importance Code A		\$346,300	\$317,300
Importance Code B		\$256,100	\$211,400
Importance Code C			\$38,900
<b>Total</b>		<b>\$602,500</b>	<b>\$567,500</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$12,000	\$22,400		
Interior Architecture	\$20,500	\$53,500	\$12,300	\$14,700
Electrical	\$12,600	\$14,100	\$17,200	\$14,400
Mechanical	\$55,600	\$29,900	\$43,700	\$26,100
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$120,500</b>	<b>\$139,600</b>	<b>\$93,000</b>	<b>\$74,900</b>
Importance Code A	\$12,000	\$22,400	\$4,700	\$300
Importance Code B	\$108,500	\$117,200	\$81,800	\$74,600
Importance Code C			\$6,500	
<b>Total</b>	<b>\$120,500</b>	<b>\$139,600</b>	<b>\$93,000</b>	<b>\$74,900</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: Marble	100%			LIFE	* *	5	\$119,100	
Windows								
Steel	20%			2033	* *	5	\$94,400	
Wood	80%			2033	* *	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	* *	5	\$27,400	
Metal Rail	5%			2038	* *	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$12,000	LIFE	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Sidewalk Over Steam Room In Basement							
Metal, Corrugated	75%			2038	* *	1		
Metal Panel	5%			2038	* *	10	\$9,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Near Flashings							
	Explanation : Lead Coated Roof							
Skylight, Metal/Glass	15%	Now	\$148,100	2045	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Rotunda							
Interior								
Floors								
Carpet	25%			2024	\$810,800	3	\$87,900	
Cast in Place Concrete	10%			LIFE	* *	5	\$51,300	
Ceramic Tile	5%			2034	* *	5	\$11,700	
Glass Block	5%			2053	* *	1		
Mosaic Tile	5%			2030	* *	5	\$29,300	
Marble Panels	25%			LIFE	* *	5	\$44,000	
Vinyl Tile	25%			2030	* *	3	\$22,000	
Interior Walls								
Ceramic Tile	5%			2034	* *	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	* *	5	\$5,200	
Masonry: Brick	25%			LIFE	* *			
Granite Panels	5%			LIFE	* *			
Marble Panels	10%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$11,700	
Plaster	35%			LIFE	* *	5	\$27,200	

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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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	15%				2038	* *	5	\$33,700	
Exposed Concrete	5%	Now		\$39,200	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		\$20,500	LIFE	* *			
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 10%*

*Location : Steam Room, Outside Trash Elevator*

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

*Location : Steam Room*

Exposed Struc: Steel	8%				LIFE	* *			
Glass: Susp Panels	5%				LIFE	* *			
Gypsum Board	5%				LIFE	* *	5	\$14,000	
Masonry: Infill Arch	5%				LIFE	* *			
Plaster	15%				LIFE	* *	5	\$21,100	
Plaster	40%				LIFE	* *	5	\$56,200	

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%				2045	* *	5	\$700	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 4000 Amperes*

**Switchgear / Switchboard**

Air Circuit Breaker	20%				2045	* *	5	\$200	
Fused Disc Sw	20%				2045	* *	5	\$100	
Molded Case Bkrs	60%				2045	* *	5	\$2,500	

**Raceway**

Busway	5%				2038	* *	1		
Conduit	95%				2045	* *	1		

**Panelboards**

Molded Case Bkrs	100%				2041	* *	5	\$4,100	
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**Wiring**

Busway	5%				2038	* *	1		
Thermoplastic	95%				2045	* *	1		

**Motor Controllers**

Locally Mounted	50%				2038	* *	5	\$500	
Variable Frequency	50%				2038	* *			
Drive									

**Ground**

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**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
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	* *	1	\$48,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1- Transfer Switch Is Serving The City Hall Building							
Generators								
Diesel	100%			2034	* *	1	\$60,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 400 Kw Generators - One Generator Is Serving The City Hall Building							
Batteries								
Lead/Acid	100%			2019	\$1,600	5	\$5,800	
Fuel Storage								
Day Tank	50%			2041	* *	5	\$14,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 100 Gallons Capacity							
Main Tank	50%			2053	* *	5	\$2,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 10,000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	80%			2030	* *	10	\$115,000	
	T-8 Lamps, Extent : Moderate, Area Affected : 100%							
	Location : Offices And Basement							
Fluorescent	20%			2030	* *	10	\$28,700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Lobby, Staircases And Receiving Room							
Egress Lighting								
Emergency, Service	50%			2030	* *	1		
Exit, LED	50%			2053	* *	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	* *	1	\$17,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells							

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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	100%			2035	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From Con Edison						
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$9,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Steam Room						
			Explanation : 2 New Heat Exchangers						
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$17,100	2047	* *	4	\$7,700	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
			Explanation : Bms Not Working Properly						
Terminal Devices									
	Air Handler	60%			2030	* *	1	\$58,100	
	Fan Coil Unit/Heat	40%			2030	* *	1	\$20,200	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2045	* *	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : From Adjacent One Centre Street - Municipal Building						
Distribution									
	Chilled Wtr Pipe/Pump	100%			2045	* *	4	\$11,600	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2030	* *	1	\$77,500	
	Fan Coil - Cool/Heat	20%			2030	* *	1	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$73,300	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						
Exhaust Fans									
	Interior	100%			2030	* *	2	\$4,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	* *	1		
HW Heat Exchanger									
	Low Temp	100%			2045	* *	4	\$23,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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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
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Rigid Piping	100%			2030	* *	4	\$2,500	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$9,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	90%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : (3) B - Attic (1) 1-4 (1) B-4							
		Explanation : 4 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : B - G							
		Explanation : 1 Freight Unit. Oil Leaking From The Pump Room In Basement							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$79,000	
	Sprinkler								
	No Component	40%							
	Generic	60%			2051	* *	1-2	\$26,300	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : B. 1st, 4th, Attic							
		Explanation : No Sprinkler For 2nd & 3rd Floors							
	Fire Pump								
	Generic	100%			2034	* *	1	\$29,300	

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 2,500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 19-Apr-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : **Lot** : **BIN** :

CAPITAL		FY 2017 - 2020	FY 2021 - 2026
Piers		\$369,300	\$303,600
<b>Total</b>		<b>\$369,300</b>	<b>\$303,600</b>
Importance Code A		\$233,500	
Importance Code B		\$135,800	\$303,600
<b>Total</b>		<b>\$369,300</b>	<b>\$303,600</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Piers	\$28,200			
<b>Total</b>	<b>\$28,200</b>			
Importance Code A				
Importance Code B	\$28,200			
<b>Total</b>	<b>\$28,200</b>			



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**PIER AT 44TH DRIVE**  
**Asset # : 14020**

Piers		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Deck								
Concrete	100%	Now	\$145,400	LIFE	* *	5	\$4,700	1
<i>Broken, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Pile Caps								
Timber	70%	Now	\$88,200	LIFE	* *	4	\$13,800	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Not Accessible	30%							
Piles and Bracing								
Timber	5%			LIFE	* *	4-5	\$600	
Not Accessible	95%							
Fender								
Wales and Chocks								
Timber	20%	Now	\$28,200	2038	* *	4	\$3,500	
<i>Rotting/Splitting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
No Component	60%							
Not Accessible	20%							
Piles								
Timber	20%	Now	\$44,700	2038	* *	4	\$1,600	
<i>Broken, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Splash Zone</i>								
No Component	60%							
Not Accessible	20%							
Deck Elements								
Railing								
Steel	100%	Now	\$91,100	2021	\$303,600			
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of Pier</i>								
<i>Explanation : Railing Broken, Only Posts Remain</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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 28-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16109 **Lot** : 47 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads		\$498,800
<b>Total</b>		<b>\$498,800</b>
Importance Code B		\$498,800
<b>Total</b>		<b>\$498,800</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$13,000			
<b>Total</b>	<b>\$13,000</b>			
Importance Code A	\$5,500			
Importance Code B	\$7,500			
<b>Total</b>	<b>\$13,000</b>			



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**CONCRETE BULKHEAD**  
**Asset # : 14015**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	34%			LIFE	* *	5	\$1,900	
			<i>Discolor &amp; Bleeding, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Below Cap</i>					
Concrete	1%	4+	\$5,500	LIFE	* *	5	\$100	
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At Stations 6+31 And 8+29 From South</i>					
Not Accessible	65%							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Concrete	95%			2032	* *	5	\$14,900	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Topsoil	5%			2021	\$3,700	5	\$300	
Deck Elements								
Railing								
Aluminum	100%			2022	\$498,800			

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 23-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 4613 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$276,300	\$76,500
<b>Total</b>	<b>\$276,300</b>	<b>\$76,500</b>
Importance Code A	\$89,800	\$76,500
Importance Code B	\$137,200	
Importance Code C	\$49,400	
<b>Total</b>	<b>\$276,300</b>	<b>\$76,500</b>

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$10,300			
<b>Total</b>	<b>\$10,300</b>			
Importance Code A				
Importance Code B	\$10,300			
Importance Code C				
<b>Total</b>	<b>\$10,300</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**  
**GRAVITY WALL W/REVTMENT**  
**Asset # : 14025**

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Stone	90%			LIFE	* *	5	\$68,900	
	<i>Displaced Elements, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Sta 6+00 To 6+50</i>							
Stone	10%	0-2	\$89,800	LIFE	* *	5	\$7,700	
	<i>Missing Part, Extent : Severe, Area Affected : 40%</i>							
	<i>Location : Isolated Throughout And Sta 5+50</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : 0+00 To 0+10</i>							
	<i>Explanation : Undercut</i>							
Revetment								
Stone	85%			LIFE	* *	5	\$4,600	
Stone	15%	4+	\$49,400	LIFE	* *	5	\$800	
	<i>Missing Part, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Sta 0+00 To 0+85 And North End</i>							
Pile Caps								
Concrete	100%			LIFE	* *	5	\$2,700	
	<i>Cracking, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Backfill								
Fill								
Topsoil	5%			2051	* *	10		
	<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : At Voids Around Rail Posts</i>							
Not Accessible	95%							
Surface								
Asphalt	95%			2032	* *	5	\$9,800	
	<i>Cracking, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
	<i>Settlement, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Throughout</i>							
Asphalt	5%	Now	\$4,000	2038	* *	5	\$300	
	<i>Cracking, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Sta 6+00 To 6+50 At The Inside Face Of Gravity Wall</i>							
	<i>Other Observation, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : At Base Of Fence Posts</i>							
	<i>Explanation : Voids Around Rail Post</i>							
Deck Elements								
Railing								
Timber	99%			2017	\$135,800			
	<i>Surface Wearing/Scaling, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Throughout</i>							
Timber	1%	Now	\$1,400	2018	\$1,400			
	<i>Broken, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Sta 3+15 And 8+05</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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : REVETMENT  
**Address** : FOOT OF MORNINGSTAR ROAD  
**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** : 15-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$40,300			
<b>Total</b>	<b>\$40,300</b>			
Importance Code B	\$400			
Importance Code C	\$40,000			
<b>Total</b>	<b>\$40,300</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**  
**REVTMENT**  
**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	Coping/Curb								
	Concrete	10%	Now	\$5,300	LIFE	* *	5		
		Displaced Elements, Extent : Severe, Area Affected : 100%							
		Location : Ecology Block Wall							
	Concrete	90%			LIFE	* *	5-10	\$300	
	Revetment								
	Stone	30%	0-2	\$33,900	LIFE	* *	5	\$300	
		Erosion, Extent : Severe, Area Affected : 100%							
		Location : Loss Of Armor Stone Throughout							
	Stone	70%			LIFE	* *	5	\$1,300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Inadequate Revetment								
Backfill	Fill								
	Not Accessible	100%							
	Surface								
	Topsoil	100%			2021	\$8,300	5	\$700	
	Settlement, Extent : Light, Area Affected : 25%								
	Location : Throughout Behind Ecology Blocks								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 19-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 6392 **Lot** : 1 **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$560,800	
<b>Total</b>	<b>\$560,800</b>	
Importance Code B	\$126,900	
Importance Code C	\$433,900	
<b>Total</b>	<b>\$560,800</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$31,800			
<b>Total</b>	<b>\$31,800</b>			
Importance Code B	\$31,800			
Importance Code C				
<b>Total</b>	<b>\$31,800</b>			



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

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

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

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

## REVTMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%	Now	\$433,900	LIFE	* *	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Inadequate Armor Stone Throughout</i>								
<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Backfill								
Fill								
Topsoil	100%	Now	\$126,900	2066	* *			
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface								
Topsoil	100%	Now	\$31,800	2026	\$31,800	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								

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

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

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

Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**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** : 19-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 5420 **Lot** : 200 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$165,900	
<b>Total</b>	<b>\$165,900</b>	
Importance Code B	\$37,500	
Importance Code C	\$128,300	
<b>Total</b>	<b>\$165,900</b>	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$23,700		\$300	
<b>Total</b>	<b>\$23,700</b>		<b>\$300</b>	
Importance Code B	\$22,900		\$300	
Importance Code C	\$900			
<b>Total</b>	<b>\$23,700</b>		<b>\$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**  
**REVTMENT**  
**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	45%			LIFE	* *	5	\$1,700	
	Stone	55%	4+	\$128,300	LIFE	* *	5	\$1,100	
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Inadequate Revetment Height Along Arden Ave								
Backfill									
	Fill								
	Topsoil	55%	Now	\$37,500	2066	* *			
	Erosion, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	Not Accessible	45%							
Surface									
	Asphalt	55%	Now	\$15,700	2041	* *	5	\$1,000	
	Sinkhole, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	Topsoil	40%			2024	\$6,800	5	\$600	
	Topsoil	5%	4+	\$900	2026	\$900	5		
	Erosion, Extent : Moderate, Area Affected : 50%								
	Location : At Crest West Of Breakwater								
Deck Elements									
	Railing								
	Guard Rail	55%	Now	\$6,300	LIFE	* *			
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	No Component	45%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : **REVTMENT #3**  
**Address** : **ALONG BANK STREET FROM WESTERVELT AVE EAST**  
**Borough** : **STATEN ISLAND** **Agency's Number** : **N/A**  
**Program / Asset #** : **DGS0063.000 / 13929** **Yr Built/Renovated** :  
**Linear Ft** : **200** **Project Type** : **REAL PROPERTY**  
**Date of Survey** : **16-Dec-2014** **Landmark Status** : **NONE**  
**Areas Surveyed** :  
**Block** : **2** **Lot** : **778** **BIN** :

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>	<b>FY 2021 - 2026</b>
Bulkheads	\$145,800	
<b>Total</b>	<b>\$145,800</b>	
Importance Code C	\$145,800	
<b>Total</b>	<b>\$145,800</b>	

<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Bulkheads	\$16,300		\$7,500	
<b>Total</b>	<b>\$16,300</b>		<b>\$7,500</b>	
Importance Code B	\$16,300		\$7,500	
Importance Code C				
<b>Total</b>	<b>\$16,300</b>		<b>\$7,500</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

## 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	100%	4+	\$145,800	LIFE	* *	5	\$1,200	
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Insufficient Armor								
Backfill Fill								
Topsoil	30%	Now	\$12,800	2066	* *			
Erosion, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Not Accessible	70%							
Surface Topsoil	30%	Now	\$3,200	2026	\$3,200	5	\$100	
Erosion, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Topsoil	70%			2019	\$7,500	5	\$700	

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

Maintenance \$ are aggregated over a 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 : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE  
**Address** : SOUTH SIDE WILLIAMSBURG BRIDGE EAST RIVER @ S6TH ST TO BROADWAY  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : DGS0025.010 / 14652 **Yr Built/Renovated** :  
**Linear Ft** : 500 **Project Type** : REAL PROPERTY  
**Date of Survey** : 23-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 2467 **Lot** : 1 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$196,900	
<b>Total</b>	<b>\$196,900</b>	
Importance Code C	\$196,900	
<b>Total</b>	<b>\$196,900</b>	

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$72,900			\$100
<b>Total</b>	<b>\$72,900</b>			<b>\$100</b>
Importance Code B	\$72,900			\$100
Importance Code C				
<b>Total</b>	<b>\$72,900</b>			<b>\$100</b>



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

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

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

**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE**  
**Asset # : 14652**

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	90%	Now	\$196,900	LIFE	* *	5	\$2,700	
	Missing Part, Extent : Severe, Area Affected : 25%							
	Location : At Top Of Revetment							
Stone	10%			LIFE	* *	5	\$300	
Backfill								
Fill								
Topsoil	15%			2051	* *	10		
Topsoil	50%	2-4	\$16,000	2051	* *			
	Erosion, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Topsoil	35%	Now	\$18,700	2051	* *			
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : Stations 0+86 To 1+10 And 1+43 To 2+93 from north							
Surface								
Topsoil	15%			2021	\$4,000	5	\$400	
Topsoil	50%	2-4	\$6,700	2021	\$13,400	5	\$600	
	Erosion, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Topsoil	35%	Now	\$4,700	2021	\$9,300	5	\$400	
	Erosion, Extent : Severe, Area Affected : 50%							
	Location : Stations 0+86 To 1+10 And 1+43 To 2+93 From North							
Deck Elements								
Railing								
Fencing	8%	Now	\$2,200	2028	* *	3		
	Broken, Extent : Severe, Area Affected : 100%							
	Location : Station 1+50 From North							
Fencing	92%	4+	\$24,800	2028	* *	3	\$200	
	Corrosion, Extent : Light, Area Affected : 50%							
	Location : Throughout							
	Not Plumb, 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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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : STEEL SHEET PILE BULKHEAD  
**Address** : RICHMOND TERR FROM MORNINGSTAR RD TO WINART ST  
**Borough** : STATEN ISLAND **Agency's Number** : N/A  
**Program / Asset #** : DGS0065.000 / 13937 **Yr Built/Renovated** :  
**Linear Ft** : 485 **Project Type** : REAL PROPERTY  
**Date of Survey** : 15-Dec-2014 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 1107 **Lot** : 100 **BIN** :

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$55,300		\$600	
<b>Total</b>	<b>\$55,300</b>		<b>\$600</b>	
Importance Code A	\$55,100			
Importance Code B	\$100		\$600	
<b>Total</b>	<b>\$55,300</b>		<b>\$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**  
**STEEL SHEET PILE BULKHEAD**  
**Asset # : 13937**

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								
Sheet Piles								
Steel	5%	4+	\$28,600	LIFE		* *		
	Corrosion, Extent : Moderate, Area Affected : 100%							
	Location : Tidal And Splash Zones							
	Displaced Elements, Extent : Severe, Area Affected : 75%							
	Location : Impact Damage 110 Ft From East							
Steel	65%			LIFE		* *	10	
Not Accessible	30%							
Pile Caps								
Concrete	80%			LIFE		* *	5	\$2,300
Concrete	5%	Now	\$6,300	LIFE		* *	5	\$100
	Spalling, Extent : Severe, Area Affected : 100%							
	Location : Northeast Corner							
Concrete	15%	4+	\$19,000	LIFE		* *	5	\$200
	Spalling, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2029		* *	2-5	\$1,500
	Settlement, Extent : Light, Area Affected : 20%							
	Location : Throughout							

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Print Date : 23-Oct-2015

**DEPT. OF CITYWIDE ADMIN. SERV. - FY 2016**

**Asset Name** : TIMBER BULKHEAD W/CONCRETE SEAWALL  
**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** : 3,934 **Project Type** : REAL PROPERTY  
**Date of Survey** : 27-Mar-2012 **Landmark Status** : NONE  
**Areas Surveyed** :  
**Block** : 16241 **Lot** : 200 **BIN** :

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Bulkheads	\$214,600	\$5,279,900
<b>Total</b>	<b>\$214,600</b>	<b>\$5,279,900</b>
Importance Code A	\$157,300	
Importance Code B	\$57,400	\$5,279,900
<b>Total</b>	<b>\$214,600</b>	<b>\$5,279,900</b>

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Bulkheads	\$19,800			
<b>Total</b>	<b>\$19,800</b>			
Importance Code A				
Importance Code B	\$19,800			
<b>Total</b>	<b>\$19,800</b>			



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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**  
**TIMBER BULKHEAD W/CONCRETE SEAWALL**  
**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%	4+	\$157,300	LIFE	* *	5	\$800	
	Cracking, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Spalling, Extent : Light, Area Affected : 20%							
	Location : Randomly Throughout Face Of Wall Behind Timber							
Concrete	25%			LIFE	* *	5	\$4,000	
	Erosion, Extent : Light, Area Affected : 10%							
	Location : Behind Timber							
Not Accessible	50%							
Under Construction	20%							
Backfill								
Fill								
Not Accessible	80%							
Under Construction	20%							
Surface								
Asphalt	40%			2032	* *	5	\$18,000	
Concrete	40%			2032	* *	5	\$18,000	
	Cracking, Extent : Moderate, Area Affected : 2%							
	Location : Isolated Throughout Sidewalk							
	Settlement, Extent : Moderate, Area Affected : 50%							
	Location : Isolated Throughout Sidewalk							
Under Construction	20%							
Deck Elements								
Railing								
Steel	79%			2021	\$2,948,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Minor Rust On Nuts							
Steel	1%	Now	\$1,900	2021	\$37,300			
	Broken, Extent : Moderate, Area Affected : 100%							
	Location : Near Station 20+00 From West							
Under Construction	20%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856**  
**TIMBER BULKHEAD W/CONCRETE SEAWALL**  
**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
Deck Elements									
	Parapet								
	Concrete	10%	4+	\$57,400	2024	\$286,800			
		Corrosion, Extent : Moderate, Area Affected : 15%							
		Location : Throughout On Inshore Side							
		Cracking, Extent : Moderate, Area Affected : 20%							
		Location : Throughout On Inshore Side							
		Exposed Reinforcement, Extent : Moderate, Area Affected : 15%							
		Location : Throughout On Inshore Side							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : Throughout On Inshore Side							
	Concrete	70%			2024	\$2,007,400			
		Cracking, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Under Construction	20%							

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**DEPT. OF CITYWIDE ADMIN. SERV. - 856****Project : REAL PROPERTY**

<b>CAPITAL</b>	<b>FY 2017 - 2020</b>		<b>FY 2021 - 2026</b>	
Miscellaneous Buildings	630,600		584,900	
<b>EXPENSE</b>	<b>FY 2017</b>	<b>FY 2018</b>	<b>FY 2019</b>	<b>FY 2020</b>
Miscellaneous Buildings	45,700	29,700	34,700	31,000

<b>ASSET #</b>	<b>NAME</b>	<b>SQFT</b>	<b>CAPITAL</b>	<b>EXPENSE</b>
13024	ENGINE CO. 36	6,168	295,400	34,300
13100	ENGINE CO. 204	3,806	182,300	21,200
13107	ENGINE CO. 212/LADDER CO. 111	5,337	255,600	29,700
13732	PEST CONTROL	5,700	273,000	31,700
14648	WALTHAM HEALTH CENTER	4,372	209,400	24,300

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