Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : 100 GOLD STREET OFFICE BUILDING Address : 100 GOLD STREET @ FRANKFORT ST

Borough : MANHATTAN Agency's Number : N/A

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$666,100	\$2,443,500
Interior Architecture	\$672,200	\$1,500,400
Electrical	\$73,900	\$17,327,300
Mechanical	\$243,000	\$20,584,800
Total	\$1,655,200	\$41,856,000
Importance Code A	\$666,100	\$2,911,600
Importance Code B	\$989,100	\$38,273,500
Importance Code C		\$670,800
Total	\$1,655,200	\$41,856,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,100			
Interior Architecture	\$239,000	\$38,100		\$245,800
Electrical	\$145,700	\$133,500	\$110,300	\$101,000
Mechanical	\$343,200	\$365,500	\$434,000	\$340,400
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$835,900	\$626,000	\$633,100	\$776,000
Importance Code A	\$91,400	\$72,300	\$73,900	\$72,300
Importance Code B	\$744,400	\$542,800	\$559,200	\$703,700
Importance Code C		\$10,800		
Total	\$835,900	\$626,000	\$633,100	\$776,000



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 13453

Architecture	Current Repair		Futur	e 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	\$175,000	LIFE	* *	5	\$153,200	
	Cracking/C	Crumbling,	Extent: Moderate	, Area A <u>f</u>	fected : 10%			
	Location	: Penthous	se At North Side					
Cast in Place Concrete	25%			LIFE	* *	5	\$765,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$19,100	
Metal Coiling Doors	2%			2039	* *	5	\$38,300	
Pre-Cast Concrete	5%			LIFE	* *	5	\$99,600	
Window Wall	58%	Now	\$346,300	2046	* *	5	\$666,300	
	Caulking I) eteriorate	d, Extent : Modera	te, Area	Affected : 20%			
	Location	: North Fa	ıcade					
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: North Fa	ıcade					
Windows								
Glass Block	2%			LIFE	* *	5	\$3,400	
Metal Louvers	10%			2035	* *	10	\$171,100	
No Component	88%						-	
•	Other Obse	ervation, E	xtent : Light, Area	Affected	: 0%			
	Location							
	Explanat	ion : Fixea	Glass Facade - N	o Operal	ole Windows			
Parapets								
Cast in Place Concrete	65%			LIFE	* *	5	\$354,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$6,000	
Metal Rail	25%			2031	* *	5-10	\$238,400	
Roof								
Cast in Place Concrete	25%			LIFE	* *			
	_		ent, Extent : Light, 1		ected : 100%			
	Location	: Perimete	r Roof Ove 9th Flo	or				
IRMA/Protected	75%			2036	* *	10	\$139,500	
Membrane								
	Recent Rep	lace Evide	ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location	: Through	out					
nterior								
Floors								
	35%			2025	\$4,944,300	3	\$764,700	
Carpet	100/			LIFE	* *	5	\$239,000	
Carpet Cast in Place Concrete	10%			2035	* *	5	\$54,600	
-	5%			2033				
Cast in Place Concrete				LIFE	* *	5	\$85,400	
Cast in Place Concrete Ceramic Tile	5%	Now	\$235,200		* *		\$85,400 \$20,500	
Cast in Place Concrete Ceramic Tile Terrazzo	5% 10% 5%		\$235,200 ents, Extent : Mode	LIFE 2031	* *	5	·	
Cast in Place Concrete Ceramic Tile Terrazzo	5% 10% 5% Broken/Mi.	ssing Elem	·	LIFE 2031	* *	5	·	
Cast in Place Concrete Ceramic Tile Terrazzo	5% 10% 5% Broken/Mi. Location	ssing Elem : Basemen	ents, Extent : Mode	LIFE 2031 erate, Ara	* * ea Affected : 5%	5	·	
Cast in Place Concrete Ceramic Tile Terrazzo	5% 10% 5% Broken/Mi. Location Cracking/O	ssing Elem : Basemen Crumbling,	ents, Extent : Mode t Corridor	LIFE 2031 erate, Ara	* * ea Affected : 5%	5	·	

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

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

Asset #: 13453

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2035	* *	5	\$21,600	
Concrete Masonry Unit	20%			LIFE	* *	5	\$86,600	
Gypsum Board	70%			LIFE	* *	5	\$454,400	
Travertine Panels	5%			LIFE	* *			
Wood	3%			LIFE	* *	5	\$129,800	
Ceilings								
AcousTileSusp.Lay-In	50%			2039	* *	5	\$546,200	
AcousTileSusp.Lay-In	30%			2039	* *	5	\$327,700	
Exposed Concrete	15%			LIFE	* *	5	\$25,600	
Gypsum Board	5%			LIFE	* *	5	\$68,300	

Electrical	Current Rep	air Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2026	\$468,200	5	\$3,100	
	Other Observation, Exter		ected : 100%			
	Location : Electrical Re	oom				
	Explanation: 3- Main S	Service Switches Rated	@ 5000 Amperes E	Each.		
Transformers						
Dry Type	100%	2031	* *	5	\$2,700	
	Other Observation, Exter		ected : 100%			
	Location : Electrical Ro	oom And Boiler Room				
	Explanation: 150kva, 7	⁷ 5kva, 15kva				
Switchgear / Switchboard						
Air Circuit Breaker	5%	2036	* *	5	\$200	
	Other Observation, Exter	. 55	ected : 100%			
	Location : Generator R					
	Explanation: Power Co	rcuit Breakers				
Fused Disc Sw	90%	2026	\$980,200	5	\$2,800	
Molded Case Bkrs	5%	2036	* *	5	\$1,000	
Raceway						
Conduit	40%	2036	* *	1		
Conduit	10%	2046	* *	1		
Conduit	50%	2026	\$638,700	1		
Panelboards						
Fused Disc Sw	10%	2034	* *	5	\$1,700	
Fused Disc Sw	10%	2025	\$99,900	5	\$1,700	
Molded Case Bkrs	30%	2034	* *	5	\$5,800	
Molded Case Bkrs	40%	2025	\$399,800	5	\$7,700	
Molded Case Bkrs	10%	2042	* *	5	\$1,900	

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Asset #: 13453

Electrical	Current R	epair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Wiring							
Thermoplastic	40%		2036	* *	1		
Thermoplastic	10%		2046	* *	1		
Thermoplastic	50%		2026	\$986,900	1		
Motor Controllers							
Locally Mounted	5%		2024	\$1,500	5	\$200	
Motor Control Center	15%		2024	\$189,600	5	\$3,000	
Motor Control Center	65%		2039	* *	5	\$13,000	
Variable Frequency Drive	15%		2039	* *			
round							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$10,800	
	Other Observation, Ex	xtent : Moderate, Ar	ea Affec	eted : 100%			
	Location: Basement						
	Explanation : Conne	ected To Metal Water	· Pipe				
tand-by Power							
Transfer Switches							
Automatic	100%		2039	* *	1	\$225,100	
Generators							
Diesel	100%		2029	* *	1	\$283,300	
	Other Observation, Ex		ea Affec	eted : 100%			
	Location : Generato						
	Explanation: 2-175	Okw Diesel Generat	ors				
Batteries	1000/		2020	01.700	_	#25 100	
Lead/Acid	100%		2020	\$1,500	5	\$27,100	
Fuel Storage	500 /		2024	ala ala	_	4.7.7 00	
Day Tank	50%		2034	**	5	\$67,700	
	Other Observation, Ex		ea Affec	rtea : 100%			
	Location : Generato		•.				
	Explanation: 275 G	<u>-</u>	•				
Main Tank	50%		2041	* *	5	\$10,700	
	Other Observation, Ex		ea Affec	eted : 100%			
	Location: Basement						
	Explanation : 2- 120	O Gallons Rated Ca	pacity				
ighting							
Interior Lighting	000/		2026	¢4 107 000	1.0	Φ <i>(5(</i> 100	
Fluorescent	98%		2026	\$4,127,900	10	\$656,100	
	Other Observation, Ex		ea Affec	rted: 100%			
	Location: Througho						
	Explanation: T-8 La						
Fluorescent	2%		2026	\$84,200	10	\$13,400	
	Compact Fluorescent	-	erate, A	rea Affected : 1009	%		
	Location : Corridor:	S					

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

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

Asset #: 13453

Electrical	Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	20%		2026	\$199,500	10	\$35,200	
Exit, LED	10%		2041	* *	1		
Exit, Service	40%		2026	\$98,600	1		
Exit, Service	30%		2021	\$73,900	1		
Alarm							
Security System							
No Component	70%						
Generic	30%		2026	\$672,700	1	\$82,000	
	Other Observation, E	Extent : Moderate, Ai	rea Affe	cted : 100%			
	Location: Lobby A	nd Hallways					
<u> </u>	Explanation: CCT	V Surveillance Came	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2026	\$7,676,500	1-3	\$450,900	
	Other Observation, E	Extent : Moderate, Ai	rea Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation: Strob	e Lights, Manual Pu	ll Statio	ons, Alarm Bells, H	Iorns And	d Smoke Detectors	

Mechanical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%	2046	* *	1			
	Other Observation, Extent: Severe,	Area Affected	: 5%				
	Location: Basement						
	Explanation: Hazard! There Is An	Electrical He	ater In Gas Mete	r Rm.			
Conversion Equipment							
Steam Boiler	100%	2039	* *	1	\$722,900		
	Other Observation, Extent: Light, Area Affected: 100%						
	Location: Penthouse						
	Explanation: 3 Boilers						
Distribution							
Hot Wtr Piping/Pump	30%	2034	* *	4	\$10,800		
Central Plant Steam	70%	2036	* *	4	\$37,800		
Piping/Pmp							
Terminal Devices							
Air Handler	60%	2026	\$5,843,000	1	\$270,800		
Convector/Radiator	30%	2031	* *	1	\$70,700		
Fan Coil Unit/Heat	10%	2026	\$1,037,200	1	\$23,600		
Air Conditioning							
Energy Source							
Electricity	100%	2042	* *	1			

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

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

Asset #: 13453

Mechanical		Current Repair Fu		Futur	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 Chille	er 95%			2029	* *	1	\$750,400	
Centificati, Lice Chiff		frigerant.	Extent : Light, Area		l : 95%	1	Ψ750,400	
		: Penthou	_	11990000				
Split Unit	5%			2026	\$739,200			
	R-22 Refri Location	_	tent : Light, Area A	ffected :	5%			
Distribution								
CW & CHW Wtr	100%			2036	* *	4	\$54,000	
Pipe/Pump								
Terminal Devices			4					
Air Handler/Cool/Ht		Now	\$147,600	2026	\$7,378,800	1	\$385,900	
			: Moderate, Area A o Pans, Penthouse	Affected :	2%			
Fan Coil - 2 Pipe	5%			2026	\$658,800	1	\$11,800	
Heat Rejection								
Dry Cooler	5%			2026	\$188,300	2	\$25,400	
Water Cooling Tower	65%			2027	\$1,708,300	2	\$477,500	
Water Cooling Tower	30%			2030	* *	2	\$220,400	
	Recent Rep Location		ent, Extent : Light, 1	Area Affe	ected : 30%			
Ventilation								
Distribution	100%			LIEE	* *	2.5	\$407,000	
Ductwork/Diffusers	100%			LIFE	7. 7.	2-5	\$407,000	
Exhaust Fans Interior	90%			2026	\$2.217.500	2	\$20,100	
Roof	10%			2026	\$2,217,500 \$115,000	2 2	\$20,100 \$2,200	
Plumbing	1070			2020	\$113,000		\$2,200	
H/C Water Piping								
Brass/Copper	30%			2036	* *	1		
Galvanized Steel	70%			2031	* *	1		
Water Heater	7070			2001		1		
Gas Fired	100%			2024	\$422,400	2	\$10,600	
Sanitary Piping	10070				÷ ·==, · · · ·		¥10,000	
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2031	* *	4	\$23,200	
Sewage Ejector(s)								
Electric	100%			2031	* *	4	\$43,700	
Backflow Preventer								
No Component	50%							
Generic	50%			2031	* *	1	\$22,400	
Fixtures								
Generic	100%							
Vertical Transport			·					

Vertical Transport

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

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

Asset #: 13453

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$39,200	\$197,300
Interior Architecture	\$4,544,200	\$1,208,300
Electrical	\$411,700	\$2,400,300
Mechanical	\$696,900	\$9,818,000
Total	\$5,692,000	\$13,623,900
Importance Code A	\$39,200	\$197,300
Importance Code B	\$4,609,700	\$13,179,700
Importance Code C	\$1,043,100	\$246,900
Total	\$5,692,000	\$13,623,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,900	\$116,200		\$31,800
Interior Architecture	\$19,400	\$31,600	\$854,200	\$26,700
Electrical	\$34,800	\$18,700	\$23,000	\$16,500
Mechanical	\$59,300	\$32,800	\$76,800	\$27,900
Elevators/Escalators	\$74,000	\$74,000	\$74,000	\$74,000
Total	\$222,500	\$273,400	\$1,028,100	\$177,000
Importance Code A	\$42,600	\$116,800		\$31,800
Importance Code B	\$179,900	\$156,600	\$1,028,100	\$145,200
Total	\$222,500	\$273,400	\$1,028,100	\$177,000



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 49

Architecture	Current Rep	Futur	e Replacement	Maintenance					
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls									
Copper/Terne	5%		2045	* *	10	\$29,800			
Masonry: Brick	30%		LIFE	* *	5	\$76,400			
	Recent Repair Evident, I	_	rea Affec	rted : 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, Exte		rea Affe	cted : 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, 1	Area Affe	ected : 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	\$11,700	2030	* *	5	\$9,400			
	Corrosion/Rusting, Exte Location : Over 13th F		rea Affe	cted : 25%					
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 25%					
	Location : Over 13th F		33						
Slate	3% Now	\$6,600	LIFE	* *	5	\$300			
	Jnt Mortar Miss/Erod, Extent: Moderate, Area Affected: 50% Location: Coping								
	Worn/Eroded, Extent : M	Ioderate, Area A	ffected :	25%					
	Location : Coping	,							

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

Asset #: 49

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof Cast in Place Concrete	20%	Now	\$39,200	LIFE	* *			1
Cast in Place Concrete	Cracking/ Location	Crumbling, 1 : Sidewalk	\$39,200 Extent : Moderate : Over Basement xtent : Severe, Area	, Area Aj	ffected : 25%			1
	Location	ı : Sidewalk	Over Basement					
Copper/Terne	10%			2040	* *	10	\$16,100	
Modified Bitumen	50%			2030	* *	10	\$32,200	
Modified Bitumen		Now	\$16,600	2030	* *			
		_	, Extent : Moderate	e, Area A	ffected : 25%			
		ı : Over 141						
			xtent : Moderate, A	rea Affe	cted : 10%			
-	Location	ı : Over Me	chanical Room					
nterior Floors								
Carpet	15%			2021	\$822,600	3	\$87,500	
Cast in Place Concrete		Now	\$89,400	LIFE	**	5	\$85,000	
cust in 1 face concrete	Cracking/	Crumbling,	Extent : Severe, A. oom In Basement		ted : 20%	3	ψ05,000	
	Water Pen	etration, E.	xtent : Severe, Area et And Sub-baseme		d : 50%			
Ceramic Tile	5%			2034	* *	5	\$19,400	
Mosaic Tile	5%			2030	* *	5	\$48,600	
Terrazzo	10%			LIFE	* *	5	\$30,400	
Vinyl Tile	15%	Now	\$548,000	2035	* *	3	\$21,900	
	Broken/M	issing Elem	ents, Extent : Seve	re, Area A	Affected : 35%			
	Location	i : 15th, 16i	h, And 17th Floors	3				
Vinyl Tile	20%			2025	\$730,600	3	\$38,900	
Vinyl Tile	5%			2033	* *	3	\$7,300	
Vinyl Tile 9" X 9"	15%			2020	\$709,900	3	\$21,900	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5	\$89,800	
Gypsum Board	5%			LIFE	* *	5	\$22,400	
Masonry: Brick			\$645,000 l, Extent : Severe, A ement	LIFE Area Affe	* * *cted : 50%			
			ere, Area Affected et And Sub-basemer					
			xtent : Severe, Arec t And Sub-basemer		d : 50%			
Marble Panels	5%			LIFE	* *			
Plaster	15%		\$398,200	LIFE	* *	5	\$33,700	
	Broken/M	issing Elem	ents, Extent : Seve h And 17th Floors		Affected : 20%		ŕ	
						5		

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Asset #: 49

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$599,200	2045	* *	5	\$29,200	
	Broken/Mi.	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 35%			
	Location	: 3rd And	17th Floors					
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	\$1,179,900	LIFE	* *			
•	Broken/Mi.	ssing Elem	ents, Extent : Seve	re, Area A	Affected : 25%			
	Location	: Basemen	t And Sub-baseme	nt				
	Water Pene	etration, Ex	ctent : Severe, Arec	a Affected	1: 25%			
			t And Sub-baseme					
	Other Obse	ervation, E.	xtent : Severe, Are	a Affecte	d : 50%			
	Location	: Basemen	t And Sub-baseme	nt				
	Explanat	ion : Corro	ded Steel Member	·s				
Plaster	15%	Now	\$338,300	LIFE	* *	5	\$36,400	
	Broken/Mi.	ssing Elem	ents, Extent : Seve	re, Area A	Affected : 50%		. ,	
	Location	: 16th And	17th Floors					
Plaster	30%			LIFE	* *	5	\$72,900	

lectrical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
ystem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$1,100	
	Other Obse	rvation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	l Room In The Sub	-baseme	nt			
	Explanati	on : Main	Service Switch Ra	ted @ 12	200 Amperes			
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	* *	5	\$300	
Fused Disc Sw	30%			2025	\$178,300	5	\$300	
Molded Case Bkrs	40%			2045	* *	5	\$2,700	
Raceway								
Conduit	60%			2025	\$418,200	1		
Conduit	40%			2045	* *	1		
Panelboards								
Fused Disc Sw	20%			2024	\$105,700	5	\$1,200	
Fused Toggle Switch	10%	0-2	\$52,900	2050	* *	5	\$300	
	On Extende Location		tent : Moderate, Ai t	rea Affec	ted : 100%			
Molded Case Bkrs	50%			2041	* *	5	\$3,400	
Molded Case Bkrs	20%			2024	\$105,700	5	\$1,400	

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

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

Asset #: 49

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Wiring							
Braided Cloth	30% 2-4 Insulation Aged, Extent : M Location : Throughout Th		* * : 100%	1			
Thermoplastic	70%	2045	* *	1			
Motor Controllers							
Locally Mounted	60%	2038	* *	5	\$1,100		
Locally Mounted	20% 2-4 On Extended Life, Extent: Location: Basement	\$6,500 2045 Moderate, Area Affecte	* * d : 100%	5	\$200		
Variable Frequency Drive	20%	2038	* *				
Fround							
Grounding Devices Generic	100% 2-4 Other Observation, Extent Location: Basement Explanation: Corroded	\$10,500 LIFE : Moderate, Area Affect	* * ed : 100%	5	\$3,800		
ighting							
Interior Lighting Fluorescent	85% T-8 Lamps And Fixtures, E. Location : Throughout Th		\$1,389,900 Affected : 100%	10	\$202,400		
Fluorescent	15%	2030	* *	10	\$35,700		
	Compact Fluorescent Light Location : Hallways		ea Affected : 100%		.		
Egress Lighting							
Emergency, Battery	50%	2033	* *	10	\$31,300		
Exit, LED	10%	2060	* *	1			
Exit, Service	40%	2033	* *	1			
larm Security System No Component Generic	80% 20% Other Observation, Extent Location : Lobby, Hallwa Explanation : Surveillanc	ys	* * ed : 100%	1	\$19,400		
Fire/Smoke Detection Generic, Digital	100% Other Observation, Extent Location : Throughout Th Explanation : Strobe Ligh	e Building		1-3	\$160,000		

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

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

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

Asset #: 49

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
eating									
Energy Source Utility Steam	Location	ervation, E : Murray S ion : From		2035 Affected	**: 100%	1			
Conversion Equipment Pres. Reducing Valve/LF Steam	100%			2034	* *	5	\$15,400		
Distribution Central Plant Steam Piping/Pmp	100%	Now	\$227,500	2025	\$4,550,300	4	\$12,800		
		Extent : Se : Sub-base	vere, Area Affectea ment	l : 20%					
Terminal Devices Air Handler	Abandone	Now d in Place, : Sub-base	\$75,600 Extent : Severe, Ar ment	2025 ea Affect	\$756,100 ted: 10%	1	\$28,900		
Convector/Radiator	80%			2023	\$1,151,500	1	\$67,100		
ir Conditioning Energy Source Electricity	100%			2033	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	30%			2025	\$684,600	1	\$36,100		
Compi/Cinner	-	gerant, Ext : Various I	ent : Light, Area A Locations	ffected :	30%				
Window/Wall Unit No Component	20% 50%			2020	\$112,100	1			
Distribution CW & CHW Wtr Pipe/Pump	30%			2035	* *	4	\$5,800		
No Component	70%								
Terminal Devices Air Handler/Cool/Ht No Component	30% 70%			2025	\$452,300	1	\$48,200		
Heat Rejection Air Cooled Condenser Unit	30%			2033	* *	2	\$54,300		
	Location Explanat	ervation, E : 16th Floo ion : 3 Uni		Affected	: 30%				
No Component	70%								
Ventilation Distribution Ductwork/Diffusers		Now d in Place,	\$247,700 Extent : Severe, Ar	LIFE ea Affect	* * ted : 10%	2-5	\$144,800		

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

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

Asset #: 49

Mechanical	Current Repair	Futur	e Replacement	M					
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Ventilation									
Exhaust Fans									
Interior	100%	2025	\$956,500	2	\$8,000				
Plumbing									
H/C Water Piping									
Brass/Copper	80%	2035	* *	1					
Galvanized Steel		\$11,800 2023	\$235,900	1					
	Corroded, Extent : Severe, A.	rea Affected : 10%							
	Location : Sub-basement								
HW Heat Exchanger									
Steam Fired	100%	2025	\$428,200	4	\$25,700				
Sanitary Piping									
Cast Iron	100%	LIFE	* *	1					
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2025	\$41,000	4	\$5,500				
Backflow Preventer									
Generic	100%	2025	\$68,300	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) I	-14 (1) Sb, B, 1.							
	Explanation: 5 Units								
Fire Suppression									
Standpipe .	1000/	2025	* *	1.5	Ø120 000				
Generic	100%	2035	* *	1-5	\$130,900				
Sprinkler	0.50/								
No Component	85%	2025	# 204 000		#10.000				
Generic	15%	2025	\$394,900	1-2	\$10,900				
	Other Observation, Extent :		: 15%						
	Location : Sub-basement, E								
R' B	Explanation: Part Of The	Building Only							
Fire Pump	500/								
No Component	50%	2020	ala -d-		#2420				
Generic	50%	2038	**	1	\$24,300				
	Other Observation, Extent :		: 50%						
	Location: #256 Sub-basem								
	Explanation : For #256 Sia	le Only							

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

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : 70 MULBERRY ST.

Address : 70 MULBERRY ST. BTWN: CANAL ST. - BAYARD ST.

Borough : MANHATTAN Agency's Number : N/A

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$135,000	\$50,800
Interior Architecture	\$239,200	\$215,200
Electrical		\$576,400
Mechanical		\$424,300
Total	\$374,200	\$1,266,700
Importance Code A	\$135,000	\$50,800
Importance Code B		\$1,215,800
Importance Code C	\$239,200	
Total	\$374,200	\$1,266,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,200		\$2,900	\$7,500
Interior Architecture	\$40,000	\$4,700	\$35,600	\$400
Electrical	\$12,300	\$2,700	\$19,400	\$2,100
Mechanical	\$5,100	\$8,200	\$46,400	\$7,800
Total	\$107,600	\$15,600	\$104,300	\$17,800
Importance Code A	\$53,900	\$3,700	\$6,700	\$11,200
Importance Code B	\$53,700	\$9,300	\$97,600	\$6,600
Importance Code C		\$2,600		
Total	\$107,600	\$15,600	\$104.300	\$17,800



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

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

Asset #: 14539

Architecture		Current I	Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick		Now	\$135,000	LIFE	* *	5	\$29,100	
			d, Extent : Moderat	e, Area A	Affected : 10%			
	Location	: West Fac	cade					
Masonry: Brick	30%			LIFE	* *	5	\$21,800	
Masonry: Brownstone	15%			LIFE	* *	5	\$8,200	
Masonry: Fieldstone	5%	Now	\$31,800	LIFE	* *	5	\$2,700	
	Int Mortai	r Miss/Eroo	d, Extent : Moderat	e, Area A	Affected : 25%			
		: Foundat						
			xtent : Moderate, A	rea Affe	cted : 20%			
	Location	: Foundat	ion					
Masonry: Limestone	5%	Now	\$8,000	LIFE	* *	5	\$2,700	
•	Int Morta	r Miss/Erod	d, Extent : Light, Ar	ea Affec	ted : 5%			
	Location	: Through	out					
Metal Panel	5%	Now	\$7,900	2036	* *	5	\$6,800	
	Broken/Mi	ssing Elem	nents, Extent : Seve	re, Area 1	Affected : 10%			
	Location	: Exterior	Fire Escape At Eas	st Facad	e			
	Corrosion	Rusting, E	xtent : Moderate, A	rea Affe	cted : 25%			
	Location	: Exterior	Fire Escapes At Ed	ast And V	West Facades			
Windows								
Aluminum	100%			2042	* *	5	\$15,000	
Parapets								
Masonry: Brick	35%			LIFE	* *	5	\$1,800	
Masonry: Brick	50%			LIFE	* *	5	\$2,600	
Metal Rail	5%			2031	* *	5-10	\$4,800	
Metal Security Bars	3%			2041	* *			
Pre-Cast Concrete	2%			LIFE	* *	5	\$700	
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	: Through	out					
Skylight, Metal/Glass	10%			2046	* *	10	\$8,200	
Skylight, Plastic	5%			2043	* *	1		

Interior

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

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

Asset #: 14539

rchitecture	Curr	ent Repair	Futu	Future Replacement		Maintenance			
ystem Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
terior									
Floors									
Cast in Place Concrete	5%		LIFE	* *	5	\$6,100			
Ceramic Tile	5%		2035	* *	5	\$2,800			
Quarry Tile	8%		2039	* *	5	\$6,700			
Sheet Vinyl/Rubber	10%		2026	\$167,200	5	\$8,300			
Steel Plate	1% No	+-,	LIFE	* *	1				
	_	Elements, Extent : Sev		Affected : 50%					
		r Sump Pump In Baser							
		ng, Extent : Severe, Are		d : 25%					
	Location : Ove	r Sump Pump In Baser	nent						
Vinyl Tile	6% No	w \$28,800	2036	* *	3	\$1,300			
	Cracking/Crumb	oling, Extent : Moderat	te, Area Aj	ffected : 50%					
	Location: Roo	m 402							
	Worn/Eroded, Ex	ctent : Moderate, Area	Affected :	50%					
	Location: Roo	m 402							
	Other Observation	on, Extent : Moderate,	Area Affe	ected : 100%					
	Location: Roo								
	Explanation: 9	9x9 Tiles							
Vinyl Tile	10%		2026	\$47,900	3	\$2,100			
Wood	55%		2041	* *	5	\$57,400			
Interior Walls									
Ceramic Tile	5%		2035	* *	5	\$5,200			
Gypsum Board	15%		LIFE	* *	5	\$9,300			
Masonry: Brick	10% No	w \$122,000	LIFE	* *					
	Spalling, Extent	: Moderate, Area Affe	cted : 25%	ó					
	Location: Base	ement							
	Worn/Eroded, Ex	ctent : Moderate, Area	Affected .	50%					
	Location: Base	ement							
Plaster	70% No	w \$117,200	LIFE	* *	5	\$21,600			
	Cracking/Crumbling, Extent: Severe, Area Affected: 10%								
	Location: Fourth Floor								
	Deteriorated Finish, Extent: Moderate, Area Affected: 50%								
	Location: Throughout								
		xtent : Moderate, Area	Affected	: 50%					
	Location : Thre		55						

Asset #: 14539

Architecture	Current Repair	Future Replac	ement	M				
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Estimat FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	2039	* *	5	\$5,600			
AcousTileSusp.Lay-In	10%	2031	* *	5	\$5,600			
	Staining/Discoloring, Extent : Location : Third Floor	Moderate, Area Affected : I	15%					
Embossed Metal	50%	LIFE	* *	5	\$12,500			
	Deteriorated Finish, Extent : Moderate, Area Affected : 1% Location : Throughout							
	Paint Peeling, Extent: Modera Location: Throughout	ate, Area Affected : 5%						
Plaster	30%	LIFE	* *	5	\$10,400			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Fifth Floor							
	Paint Peeling, Extent : Moder Location : Fifth Floor	ate, Area Affected : 5%						

2036 Oderate, Area Affected: Disconnect Switch	** 100%	Cycle (Yrs)	Estimated Cost	Priority
oderate, Area Affected : Disconnect Switch		5	\$200	
oderate, Area Affected : Disconnect Switch		5	\$200	
oderate, Area Affected : Disconnect Switch		5	\$200	
Disconnect Switch	100%			
2026				
2026				
2036	* *	1		
2034	* *	5	\$100	
2034	* *	5	\$1,000	
2036	* *	1		
2031	* *	5	\$300	
69,600 LIFE	* *	5	\$600	
oderate, Area Affected :	100%			
	2034 2036 2031 29,600 LIFE	2034 ** 2034 ** 2036 ** 2031 **	2034 ** 5 2034 ** 5 2036 ** 1 2031 ** 5	2034 ** 5 \$100 2034 ** 5 \$1,000 2036 ** 1 2031 ** 5 \$300 29,600 LIFE ** 5 \$600

Lighting

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

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

Asset #: 14539

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	50%	2026	\$107,200	10	\$17,000	
	Other Observation, Extent:	Moderate, Area Affe	cted : 50%			
	Location : Throughout					
	Explanation: T-12 Lamps					
Fluorescent	50%	2031	* *	10	\$17,000	
	Other Observation, Extent:	Moderate, Area Affe	cted : 50%			
	Location: Throughout					
	Explanation: Compact Flu	uorescent Lamps				
Egress Lighting						
Emergency, Battery	50%	2026	\$25,400	10	\$4,500	
Exit, Service	50%	2026	\$6,300	1		
Exterior Lighting						
HID	100%	2026	\$160,700	10	\$100	
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$4,700	
Fire/Smoke Detection						
No Component	30%					
Generic, Digital	70%	2026	\$308,500	1-3	\$18,100	

Mechanical	Current Repair	Future Replac	ement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2046	* *	1		
Conversion Equipment						
Steam Boiler	100%	2031	* *	1	\$36,800	
	Other Observation, Extent : Mo	derate, Area Affected : 10	0%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	100%	2036	* *	4	\$2,700	
Piping/Pmp						
Terminal Devices						
Convector/Radiator	100%	2031	* *	1	\$12,000	
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		

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

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

Asset #: 14539

Mechanical		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Interior Pkg Unit -	25%			2024	\$329,700	2	\$600	
Cooling Exterior Pkg Unit -	10%			2026	\$28,600	2	\$200	
Cooling Window/Wall Unit	25%			2021	\$18,400	1		
No Component	40%							
Terminal Devices Air Handler/Dir Expansion	40%			2026	\$94,600	1		
No Component	60%							
Heat Rejection Air Cooled Condenser	40%			2026	\$17,100	2	\$10,400	
Unit No Component	60%				¥-1,,-00		4-0,000	
Ventilation								
Distribution								
Ductwork/Diffusers	50%			LIFE	* *	2-5	\$10,400	
No Component	50%							
Exhaust Fans Roof	25%			2026	\$14,600	2	\$300	
No Component	75%							
Plumbing								
H/C Water Piping Brass/Copper	5%			2046	* *	1		
Galvanized Steel	95%			2031	* *	1		
Water Heater Gas Fired	100%			2021	\$21,500	2	\$500	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2026	\$6,100	4	\$900	
Fixtures Generic	100%				. ,			
Fire Suppression Sprinkler								
No Component Generic	90% 10%			2052	* *	1-2	\$1,000	
Generic	No Backfl		er, Extent : Light, A nt			1-2	\$1,000	

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

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

Page: 21

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : ADMINISTRATION BUILDING

Address : 115 CHRYSTIE STREET

Borough : MANHATTAN Agency's Number : N/A

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$115,300	\$18,400
Interior Architecture	\$259,900	\$261,100
Electrical	\$306,200	\$374,200
Mechanical		\$1,267,700
Total	\$681,400	\$1,921,400
Importance Code A	\$115,300	\$55,900
Importance Code B	\$566,100	\$1,865,600
Total	\$691.400	\$1 021 <i>4</i> 00

10tai	\$681,400	\$1,921,400

\$93,200	\$66,700	\$33,600	\$30,100
\$1,500			
\$52,800	\$47,000	\$31,600	\$28,100
\$38,900	\$19,700	\$2,000	\$2,000
\$93,200	\$66,700	\$33,600	\$30,100
\$9,900	\$9,900	\$9,900	\$9,900
\$18,000	\$28,200	\$21,500	\$7,800
\$21,600	\$10,900	\$1,400	\$700
\$6,800		\$800	\$11,700
\$36,900	\$17,700		
FY 2019	FY 2020	FY 2021	FY 2022
	\$36,900 \$6,800 \$21,600 \$18,000 \$9,900 \$93,200 \$38,900 \$52,800 \$1,500	\$36,900 \$17,700 \$6,800 \$21,600 \$10,900 \$18,000 \$28,200 \$9,900 \$9,900 \$93,200 \$66,700 \$38,900 \$19,700 \$52,800 \$47,000 \$1,500	\$36,900 \$17,700 \$6,800 \$800 \$21,600 \$10,900 \$1,400 \$18,000 \$28,200 \$21,500 \$9,900 \$9,900 \$9,900 \$93,200 \$66,700 \$33,600 \$38,900 \$19,700 \$2,000 \$52,800 \$47,000 \$31,600



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

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

Asset #: 13411

chitecture	С	urrent R	epair	Futur	e Replacement	M	aintenance	
tem Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
erior								
Exterior Walls	100/			LIPP	* *	-	Ф20,000	
Cast in Place Concrete	10%	T	¢40,000	LIFE	* *	5	\$20,000	
Masonry: Brick	20% N		\$48,800 Extent : Moderate	LIFE		5	\$8,000	
	Location: V	_		, лгеи лу	jeciea . 1570			
			Extent : Moderat	e. Area A	Affected : 25%			
	Location : V			.,	33			
	Spalling, Exte	nt : Seve	ere, Area Affected	: 25%				
	Location : V	Vest Face	ade					
	Other Observ	ation, Ex	tent : Moderate, A	Area Affe	cted : 100%			
	Location : V	Vest Face	ade					
	Explanation	: Wall I	s Covered With W	aterproof	Sealant.			
Masonry: Brick Cavity	60%			LIFE	* *	5	\$24,000	
Stucco Cement	5% N		\$11,700	2030	* *	5	\$2,500	
			Extent : Moderate	, Area Aj	ffected : 20%			
	Location : E		T		cc 1 250/			
		-	Extent : Moderat	e, Area A	Affected: 25%			
	Location : E			2015			** ** * * * * * * * *	
Window Wall	5% N		\$19,500	2045	**	5	\$3,700	
	Location : A	_	tent : Moderate, A	rea Affe	ctea : 15%			
			imrance l, Extent : Modera	te Area	Affected : 20%			
	Location : M			ie, meu	nyjecieu . 2070			
Windows								
Aluminum	100% N		\$66,500	2041	* *	5	\$7,800	
			l, Extent : Modera	te, Area	Affected : 50%			
	Location: T	_		1.00	100/			
	Water Penetro Location : T		tent : Light, Area .	Affected	: 10%			
Doranata	Location . 1	nrougno	ш					
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% N	low	\$2,000	2030	* *	5	\$1,600	
	Corrosion/Ru	sting, Ex	tent : Moderate, A	rea Affe	cted : 25%			
	Location : E	Balconies	·					
Roof	0 = 1 /			• • • •				
Modified Bitumen	85%	=		2030	**	10	\$17,700	
			ctent : Moderate, A	Area Affe	cted : 100%			
	Location: T	_		las				
M-1:C-1D'			ed With Rubber Ti		¢10.400			
Modified Bitumen	15% N		\$3,700	2025	\$18,400			
	_		tent : Moderate, A f Over Second Flo		ciea . 10%			
			Light, Area Affec		6			
	worm Broata,	LAICHI.	Ligin, men Ajjet	icu . 23/	· ·			

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13411

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	\$261,100	3	\$15,200	
Vinyl Tile	25%	0-2	\$130,600	2035	* *	3	\$5,700	
	Location Worn/Eroc	i : Room 40 ded, Extent	Extent : Moderate 22, Basement Corri : Moderate, Area A 22, Basement Corri	dor Affected :	-			
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	\$129,400	LIFE	* *			
	Corrosion	/Rusting, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Beam In	Mechanical Room					

Electrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2025	\$37,500	5	\$200	
	Other Observation, Extent: Mod	lerate, Area Affeo	cted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Sw	ritch Rated @ 120	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2025	\$148,500	5	\$200	
Raceway						
Conduit	100%	2025	\$88,200	1		
Panelboards						
Fused Disc Sw	5%	2024	\$4,500	5		
Molded Case Bkrs	90%	2041	* *	5	\$1,000	
Molded Case Bkrs	5%	2024	\$4,500	5	\$100	
Wiring						
Thermoplastic	80%	2025	\$95,400	1		
Thermoplastic	20%	2045	* *	1		

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

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

Asset #: 13411

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	70% 2-4	\$20,900	2045	* *	5	\$100	
	On Extended Life, E		ea Affec	ted : 100%			
	Location : Mechar	ucal Room					
Locally Mounted	30%		2023	\$9,000	5	\$100	
Ground							
Grounding Devices					_	*	
Generic	100%		LIFE	* *	5	\$600	
Lighting							
Interior Lighting	500 /		2020	4125 000	1.0	#21 000	
Fluorescent	59%	F 16.1	2020	\$137,900	10	\$21,900	
	T-12 Lamps And Fix Location : Through		erate, Are	ea Affected: 100%			
Fluorescent	20%		2030	* *	10	\$7,400	
	T-8 Lamps And Fixton Location: 5th Floo		ate, Ared	a Affected : 100%		·	
Fluorescent	20%		2030	* *	10	\$7,400	
	T-5 Lamps And Fixton Location : Hallwa		ate, Ared	a Affected : 100%			
Incandescent	1%		2020	\$5,200	2		
Egress Lighting							
Emergency, Battery	50%		2030	* *	10	\$4,900	
Exit, Service	50%		2030	* *	1		
Exterior Lighting							
Incandescent	100%		2020	\$131,500	2	\$100	
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2033	* *	1-3	\$7,500	
	Other Observation, Location : Hallwa		Area Affe	cted : 100%			
	Explanation: Stro	be Lights, Smoke De	tectors,	Manual Pull Statio	ns And F	Horns	

Mechanical	Current Repair	rent Repair Future R		M	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated 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 Affec	eted : 100%			
	Location: Basement					
	Other Observation, Extent : Light, A	Area Affected : 10	0%			
	Location: Basement					
	Explanation: 1 Unit					

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 13411

Mechanical	Current Repair		Futur	e 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	\$2,000	
Terminal Devices								
Air Handler	50%			2025	\$270,200	1	\$12,500	
Convector/Radiator	50%			2030	* *	1	\$6,500	
Air Conditioning								
Energy Source	1000/			2022	* *			
Electricity	100%			2033	* *	1		
Conversion Equipment	1000/			2025	#22 <i>C</i> 200	1	¢10.000	
Reciprocating Compr/Chiller	100%			2025	\$326,200	1	\$18,800	
Compi/Cimei	R-22 Refr	oerant Fri	ent : Light, Area A	ffected ·	100%			
	_	-	oor Mechanical Ro	-	10070			
Distribution	Босино	. Buen I te	or meenamear no					
CW & CHW Wtr	100%			2035	* *	4	\$3,000	
Pipe/Pump	10070			2033		•	ψ2,000	
Terminal Devices								
Air Handler/Dir	100%			2025	\$429,700	1		
Expansion								
Heat Rejection								
Water Cooling Tower	100%			2023	\$145,900	2	\$40,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$22,600	
Exhaust Fans				2025		_	4000	
Interior	70%			2025	\$95,700	2	\$900	
Roof	30%			2025	\$19,100	2	\$400	
Plumbing								
H/C Water Piping Brass/Copper	100%			2035	* *	1		
Sanitary Piping	10070			2033		1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	10070			LIFE		1		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	10070			LII L		1		
Non-Submersible	100%			2025	\$5,900	4	\$900	
Sewage Ejector(s)	10070				Ψ2,200	•	4,700	
Electric	100%			2020	\$11,100	4	\$2,400	
Backflow Preventer	10070				¥11,100	-	<i>\$</i> 2,	
Generic	100%			2033	* *	1	\$2,500	
Fixtures								
Generic	100%							

Vertical Transport

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

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

Asset #: 13411

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent: Light, A	rea Affected :	100%				
	Location: (1) B-6 (1) B-5	55					
	Explanation: 2 Units						
Fire Suppression							
Sprinkler							
Generic	100%	2035	* *	1-2	\$11,300		
Fire Pump							
Generic	100%	2028	\$24,700	1	\$7,600		
Chemical System							
Generic	100%	2020	\$1,900	1-3	\$3,700		

Page: 27

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : APPELLATE COURT - 1ST DEPT.

Address : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.

Borough : MANHATTAN Agency's Number : N/A

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,394,500	\$1,219,600
Interior Architecture	\$1,876,800	\$1,751,000
Electrical	\$1,065,700	
Mechanical		\$1,851,800
Total	\$5,337,000	\$4,822,400
Importance Code A	\$2,394,500	\$1,219,600
Importance Code B	\$1,961,300	\$2,844,600
Importance Code C	\$981,200	\$758,200
Total	\$5,337,000	\$4,822,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$63,300			
Interior Architecture	\$265,600			\$1,678,400
Electrical	\$3,500	\$2,700	\$16,400	\$3,700
Mechanical	\$11,200	\$22,800	\$47,500	\$21,200
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$353,500	\$35,400	\$73,700	\$1,713,200
Importance Code A	\$65,000			\$100
Importance Code B	\$288,500	\$35,400	\$73,700	\$1,713,000
Total	\$353,500	\$35,400	\$73,700	\$1,713,200



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

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

Asset #: 13870

rchitecture	Current Repair	Future Replacement	Maintenance			
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
kterior						
Exterior Walls	50/	2025	-	#1.53 000		
Fiberglass Panel	5%	2035 **	5	\$152,800		
Masonry: Brick	15% Now \$203,800 Diagonal Cracks, Extent : Moderate, Ar	LIFE	5	\$122,200		
	Location: Stack Chimney	rea Affeciea : 5%				
	Water Penetration, Extent: Moderate, A	Area Affected : 5%				
	Location: Penthouse	irea rijjecica i 570				
Masonry: Marble	55%	LIFE **	5	\$336,100		
Masoniy. Marbie	Punct/Tear/Impact Damage, Extent : Mo			\$330,100		
	Location : Various Ground Level Area		,			
	Caulking Deteriorated, Extent: Modera					
	Location : Throughout	,, ,, ,,, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Metal Panel	5% Now \$97,200	2036 **	5	\$76,400		
Wetter Fuller	Deformed/Dented, Extent : Moderate, A		J	Ψ70,100		
	Location : Throughout B/h	30				
Stucco Cement	20%	2039 **	5	\$407,400		
Windows				\$ 107,100		
Aluminum	75% Now \$637,600	2042 **	5	\$68,800		
	Ctrwt/Balnc Not Funct, Extent : Light, A	Area Affected : 10%		. ,		
	Location : Throughout					
Wood	25% Now \$190,800	2034 **	5	\$229,400		
	Ctrwt/Balnc Not Funct, Extent : Light, A	Area Affected : 10%				
	Location : Throughout					
Parapets						
Copper/Terne	25% Now \$22,500	2046 **	5	\$11,500		
	Deformed/Dented, Extent : Light, Area	Affected : 10%				
	Location: Throughout					
Masonry: Brick	20% Now \$24,200	LIFE **	5	\$3,800		
	Loose/Delam Surface, Extent : Moderat	te, Area Affected : 10%				
	Location: Throughout					
	Parge/Tar Separating, Extent: Moderat	te, Area Affected : 10%				
	Location: Throughout	401.150/				
	Spalling, Extent : Moderate, Area Affect Location : Throughout	iea : 15%				
34 34 11				#10.500		
Masonry: Marble	44% Now \$183,000	LIFE	5	\$10,500		
	Cracking/Crumbling, Extent : Light, Are Location : Throughout	ей Ајјесіва : 10%				
	Jnt Mortar Miss/Erod, Extent: Light, A.	rea Affected : 10%				
	Location: Throughout	rea Affectea . 1070				
Metal Panel	10% Now \$16,100	2036 **	5	\$3,700		
iviciai railei	Corrosion/Rusting, Extent: Moderate, A		3	\$3,700		
	Location: Throughout					
		2021		Ф1 200		
Matal Dail	10/2 10337 9727/11	7)(1/2) **				
Metal Rail	1% Now \$600 Loose/Miss Fasteners, Extent : Severe, A	2031 ** Area Affected : 60%	5	\$1,300		

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

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

Asset #: 13870

Architecture	Current 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	750/	N	¢50 400	2022	¢502 (00	5	¢106 600	
Roll Roofing	Water Pen	Now etration, E. : Southeas	\$58,400 xtent : Severe, Arec st Corner	2022 Affected	\$583,600 l:10%	5	\$106,600	
Skylight, Metal/Glass	Water Pen	Now etration, E. : Through	\$160,100 xtent : Light, Area I out	2036 Affected	**: 10%			
nterior Floors								
Carpet	10%			2022	\$1,457,800	3	\$172,200	
Carpet	40%			2025	\$4,859,300	3	\$688,800	
Cast in Place Concrete	10%	Now	\$99,000	LIFE	**	5	\$188,300	
0.000.000	Cracking/	Crumbling,	Extent : Light, Are out Basement		ed : 15%	C	Ψ100,D00	
Mosaic Tile	10%			2031	* *	5	\$215,200	
Marble Panels	10%			LIFE	* *	5	\$64,600	
Slate		Now	\$166,200	LIFE	* *	5	\$45,700	
3. .	Cracking/		Extent : Light, Are		ed : 10%	C	ψ.ιε,,,οο	
Vinyl Tile	Cracking/	Now Crumbling, a: Through	\$20,200 Extent : Light, Are	2031 ea Affecte	* * ed : 10%	3	\$16,100	
Wood	10%		\$78,500	2041	* *	5	\$80,700	
1100 u	Deteriora		Extent : Light, Ared		d : 10%	3	Ψου, 7ου	
Interior Walls								
Masonry: Brick	8%			LIFE	* *			
Masonry: Fieldstone	2%		\$50,300	LIFE	* *			
		ervation, E 1 : Basemen	Extent : Severe, Ared t	a Affecte	d : 100%			
	Explana	tion : Water	r Penetration					
Marble Panels	25%	Now	\$894,800	LIFE	* *			
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Plaster	10%			LIFE	* *	5	\$20,300	
Plaster		Now	\$36,000	LIFE	* *	5	\$60,900	
	Cracking/	Crumbling,	Extent : Severe, A st Corner Of Librar	rea Affec	ted : 2%	-	2.23,230	
			xtent : Moderate, A st Corner Of Librai		cted : 3%			

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

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

Asset #: 13870

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	7%			2039	* *	5	\$60,300	
Exposed Concrete	6%			LIFE	* *	5	\$8,100	
Glass: Susp Panels	10%	Now	\$357,200	LIFE	* *			
_	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Courtroo	om Dome					
	Explana	tion : Louis	Tiffany Dome. Ult	ra Premi	ium.			
Gypsum Board	32%			LIFE	* *	5	\$344,400	
Masonry: Marble	10%			LIFE	* *	1		
Masonry: Vault Struct	5%	Now	\$87,100	LIFE	* *			
•	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 10%			
	Location	: Through	out					
Plaster	30%			LIFE	* *	5	\$161,400	

Electrical	Current	Repair	Futur	Current Repair Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2052	* *	5	\$200	
	Other Observation, I	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electric	al Room Basement					
	Explanation: Two	3000 Amperes					
Switchgear / Switchboard							
Fused Disc Sw	100%		2052	* *	5	\$200	
Raceway							
Conduit	100%		2052	* *	1		
Panelboards							
Fused Disc Sw	10%		2048	* *	5	\$100	
Molded Case Bkrs	90%		2048	* *	5	\$1,300	
Wiring							
Thermoplastic	100%		2052	* *	1		
Motor Controllers							
Locally Mounted	25%		2043	* *	5	\$100	
Motor Control Center	70%		2043	* *	5	\$1,000	
Variable Frequency	5%		2046	* *			
Drive							
	Other Observation, I		rea Affe	cted : 100%			
	Location : Enginee	er Office					
	Explanation : All C	Controllers Monitore	d By Bm	ıs			
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$800	

Lighting

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

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

Asset #: 13870

Electrical	Current Repair	Futur	e Replacement	M							
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority					
Lighting											
Interior Lighting											
Fluorescent	70%	2034	* *	10	\$34,900						
	Other Observation, Extent: I		cted : 100%								
	Location : Throughout The	Location: Throughout The Building									
	Explanation: T-8 Lamps										
Fluorescent	8%	2021	\$78,900	10	\$4,000						
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%										
	Location : Basement										
HID	2%	2034	* *	10							
Incandescent	20%	2021	\$986,700	2	\$200						
meanaesem	Other Observation, Extent : I			_	Ψ200						
	Location : Throughout The										
	Explanation : Chandelier L	_									
Egress Lighting	···										
Emergency, Service	50%	2034	* *	1							
Exit, LED	50%	2061	* *	1							
Exterior Lighting											
HID	45%	2034	* *	10	\$100						
Incandescent	5%	2021	\$9,600	2	4						
No Component	50%		4.,	_							
Alarm											
Security System											
No Component	70%										
Generic	30%	2036	* *	1	\$6,100						
Fire/Smoke Detection					+ - 7						
No Component	30%										
Generic, Digital	70%	2034	* *	1-3	\$24,100						
	, , , ,	2031			Ψ= .,100						

Mechanical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Utility Steam	100%		2046	* *	1		
Conversion Equipment Pres. Reducing Valve/LP Steam	100%		2029	* *	5	\$3,200	
Distribution Central Plant Steam Piping/Pmp	100%		2036	* *	4	\$4,000	
Terminal Devices							
Air Handler	50%		2026	\$395,300	1	\$16,800	
Convector/Radiator	45%		2031	* *	1	\$7,900	
Fan Coil Unit/Heat	5%		2026	\$42,100	1	\$900	

Air Conditioning

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

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

Asset #: 13870

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2042	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	100%		2026	\$477,200	1	\$25,200	
	R-22 Refrigerant, Ext Location: Chillers Other Observation, E Location: Multi Sta Explanation: 2 Uni	- Basement Mecha xtent : Light, Area ge Chiller - Basen	nical Roo Affected	om			
Distribution	Explanation . 2 Ont	<i>ts</i>					
CW & CHW Wtr Pipe/Pump	100%		2036	* *	4	\$4,000	
Terminal Devices							
Air Handler/Cool/Ht	100%		2026	\$630,500	1	\$33,600	
Heat Rejection							
Water Cooling Tower	100%		2024	\$213,400	2	\$54,700	
Dehumidifier	1000/		•••	0000			
Generic	100% Other Observation, E Location : Cellar Explanation : 4 Uni		2024 Area Affe	\$300 cted : 100%			
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$30,300	
Exhaust Fans							
Roof	100%		2026	\$93,300	2	\$1,700	
Plumbing							
H/C Water Piping							
Brass/Copper	20%		2046	* *	1		
Galvanized Steel	80%		2039	* *	1		
Water Heater	1000/		• • • • •	***	_	4000	
Gas Fired	100%		2021	\$34,300	2	\$800	
Sanitary Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	r *	1		
Sump Pump(s) Non-Submersible	100%		2031	* *	4	\$1,700	
Sewage Ejector(s) Electric	100%		2026	\$16,200	4	\$2,200	
Backflow Preventer				·			
Generic	100%		2026	\$14,300	1	\$3,300	
Fixtures Generic	100%			•		•	
Vertical Transport	2.8.1.5						

Vertical Transport

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

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

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

Page: 33

DEPT. OF CITYWIDE ADMIN. SERV. - 856 APPELLATE COURT - 1ST DEPT.

Asset #: 13870

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: One Unit	Travels From Base	ment : I	Penthouse, The Oth	er From	Cellar : 4th	
	Floor						
	Explanation: 2 Unit	S					
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%		2046	* *	1-2	\$800	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : APPELLATE COURT - 2ND DEPT.

Address : 45 MONROE PLACE @ PIERREPONT ST.

Borough : BROOKLYN Agency's Number : 312-319
Program / Asset # : DGS0024.000 / 2036 Yr Built/Renovated : 1937 / 2004

Area Sq Ft : 62,794 Project Type : REAL PROPERTY

Date of Survey : 21-Jun-2017 Landmark Status : EXTERIOR, HISTORICAL DISTRICT

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 237 Lot : 1 BIN : 3001881

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,262,600	\$352,600		
Interior Architecture	\$189,800	\$241,500		
Electrical		\$861,000		
Mechanical	\$1,754,300	\$1,039,800		
Total	\$3,206,700	\$2,494,900		
Importance Code A	\$1,683,400	\$352,600		
Importance Code B	\$1,420,100	\$2,039,100		
Importance Code C	\$103,200	\$103,200		
Total	\$3,206,700	\$2,494,900		

Total	\$447,700	\$36,000	\$50,100	\$51,600
Importance Code C	\$136,600			
Importance Code B	\$231,700	\$29,700	\$43,900	\$45,300
Importance Code A	\$79,400	\$6,200	\$6,200	\$6,200
Total	\$447,700	\$36,000	\$50,100	\$51,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Site Pavements	\$90,100			
Site Enclosure	\$4,900			
Mechanical	\$72,300	\$21,000	\$36,200	\$18,300
Electrical	\$38,900	\$4,700	\$6,000	\$5,400
Interior Architecture	\$154,200	\$2,400		\$20,000
Exterior Architecture	\$79,400			
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2036

rchitecture	Current Repair		Future Replacement		Maintenance		
estem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls	50/ N	\$26,200	LIEE	* *	-	\$21,000	
Cast in Place Concrete	5% Now Cracking/Crumbling, I	\$26,200 Extent: Light Ar	LIFE		5	\$21,000	
	Location: Below Gra	_		. 10/0			
	Exposed Reinforcemen		-	ffected : 10%			
	Location : Below Gro						
Masonry: Brick	15% Now	\$126,000	LIFE	* *	5	\$12,600	
	Diagonal Cracks, Exte						
	Location : Elevator A			=			
	Horizontal Cracks, Ext Location : Elevator A						
	Int Mortar Miss/Erod,			=			
	Location : Elevator A						
	Water Penetration, Ext			-			
	Location : Elevator A	nd Machine Roo	m Bulkhead	s On Roof			
Masonry: Granite	5%		LIFE	* *	5	\$6,300	
Masonry: Limestone	75% 4+	\$168,800	LIFE	* *	5	\$47,200	
	Jnt Mortar Miss/Erod, Location: Throughou	_	rea Affected	!: 10%			
Windows	Locuiton . Throughou						
Bronze/Brass	95% Now	\$887,000	2036	* *	5	\$35,900	
	Broken/Missing Element Location: Throughout		erate, Area	Affected : 10%			
	Ctrwt/Balnc Not Funct Location : Throughou						
	Caulking Deteriorated, Location: Throughou						
	Water Penetration, Ext Location: Throughou	_	Affected : 1	0%			
Metal Louvers	5%		2037	* *	10	\$3,800	
Parapets Massamus Briefs	450/		LIDE	* *	5 10	¢17 000	
Masonry: Brick Masonry: Limestone	45% 55%		LIFE LIFE	* *	5-10 5-10	\$17,800 \$38,900	
Roof	3370		LIIL		3-10	\$30,700	
Modified Bitumen	100% Now	\$80,800	2028	\$269,500			
	Blisters, Extent : Mode Location : Throughou						
	Debris Present, Extent : Light, Area Affected : 10% Location : Roof						
	Miss/Damaged Flashir Location : Elevator A						
	Patching Evident, Exte Location: Throughou	nt : Moderate, A					
	Water Penetration, Ext		Area Affecte	d: 20%			
	Location : At Machin						

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.

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

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

Asset #: 2036

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2024	\$331,500	3	\$47,000	
Ceramic Tile	15%			2037	* *	5	\$14,100	
Cork Tile	15%		\$38,800	2048	* *	5	\$6,200	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10% Location : Throughout						
Marble Panels	20%			LIFE	* *	5	\$28,200	
Quarry Tile	5%		\$7,500	2033	* *	5	\$3,500	
	_	_	Extent : Light, Are nt Mechanical Room		ed : 5%			
Terrazzo	5%			LIFE	* *	5	\$7,300	
Vinyl Tile	10%			2028	\$88,300	3	\$4,700	
Wood	5%	4+	\$17,100	2056	* *	5	\$4,400	
		ted Finish, 1 : Through	Extent : Light, Ared out	a Affecte	d : 10%			
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$16,100	
Gypsum Board	10%			LIFE	* *	5-10	\$21,900	
Marble Panels	15%			LIFE	* *	10	\$7,700	
Plaster	45%			LIFE	* *	5-10	\$49,400	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$3,200	
Wood	20%			LIFE	* *	5	\$206,500	
Ceilings								
AcousTileSusp.Lay-In	5%			2045	* *	5	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Personnel Office In Basement							
			nt Installation					
Exposed Concrete	10%			LIFE	* *	5-10	\$11,700	
Plaster	15%			LIFE	* *	5-10	\$24,200	
Plaster	70%		\$47,700	LIFE	* *	5	\$41,100	
			xtent : Light, Area Spaces On 3rd Floo					
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	* *			
Free Standing Walls			4		di di			
Masonry: Brick	100%		\$1,500	2038	**			
			Extent : Moderate, A	Area Affe	ected : 10%			
		ı : Rear Pa	=	E: · 1				
D	Explana	tion : Dam	aged Cement Plast	er Finish	!			
Retaining Walls	1000/	Now	\$2.400	2048	* *			
Masonry: Fieldstone			\$3,400 d. Extent : Moderat					
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50% Location : South And East Side Of Building							
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: South And East Side Of Building							
			ia Easi Side Of Bui Are Clad With Gro	_	+ Fieldstone			
	Елрипи	uon . walls			1 ieiusione			

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

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

Asset #: 2036

Architecture	Current Repair	Future Replacement	ent Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Site Pavements						
Public Sidewalk						
Cast in Place Concrete	100% Now \$28,200	2041 **				
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 25%				
	Location : South Side Of Building					
On-Site Walkways						
Cast in Place Concrete	100% 4+ \$5,500	2041 **				
	Cracking/Crumbling, Extent: Light, Ar	rea Affected : 20%				
	Location: North Side Of Building					
Parking/Driveway						
Asphalt	35% Now \$29,500	2043 **				
•	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 90%				
	Location : Parking Area					
	Ponding, Extent : Moderate, Area Affec	cted : 15%				
	Location : Parking Area					
	Potholes, Extent : Moderate, Area Affec	cted : 15%				
	Location : Parking Area					
	Sinking/Subsiding, Extent: Moderate, A	Area Affected · 20%				
	Location: Parking Area	irea rijjeetea . 2070				
		2022 **				
Cast in Place Concrete	65% 0-2 \$26,900	2033				
	Cracking/Crumbling, Extent: Moderat	e, Area Affected : 30%				
	Location : Rear Parking Area					

lectrical	Current R	epair Fu	ure Replacement	М	aintenance			
vstem Component Type		Estimated Cost Yea	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%	202	8 \$23,000	5	\$1,700			
Transformers								
Dry Type	100%	203	**	5	\$200			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elevator Room - Penthouse							
	Explanation: One 3-	4 KVA 240/120HV-208L	V And 100 Amperes 3	500 DC V	olts Output Filter			
Switchgear / Switchboard								
Molded Case Bkrs	90%	202	8 \$121,500	5	\$1,500			
Molded Case Bkrs	10%	203	8 **	5	\$200			
Raceway								
Conduit	85%	202	8 \$93,100	1				
Conduit	10%	203	8 **	1				
Conduit	5%	205	8 **	1				
Panelboards								
Fused Disc Sw	10%	202	7 \$7,400	5	\$100			
Molded Case Bkrs	75%	202	7 \$55,800	5	\$1,200			
Molded Case Bkrs	10%	203	**	5	\$200			
Molded Case Bkrs	5%	205	**	5	\$100			

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

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

Asset #: 2036

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Wiring								
Braided Cloth	20% 2-4	\$34,000	2053	**	1			
	_	Extent : Moderate, Are Ighout The Building	a Affecte	d: 100%				
T1 1 .:		ignoui The Builaing	2020	Ф02.500	1			
Thermoplastic	55%		2028	\$93,500	1			
Thermoplastic	20%		2038	* *	1			
Thermoplastic Motor Controllers	5%		2058		1			
Locally Mounted	20%		2033	* *	5	\$100		
Motor Control Center	80%		2033	* *	5	\$1,400		
Ground	0070		2033			Ψ1,400		
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%		2038	* *	10	\$14,400		
	-	xtures, Extent : Light,						
	Location : Office	es And Filing Room - I	Basemeni	•				
Fluorescent	55%		2033	* *	10	\$31,700		
		ı, Extent : Light, Area	Affected	: 100%				
	Location: Throu	-						
	Explanation: Us	sing T-12 Lamps						
Incandescent	10%		2023	\$114,100	2	\$100		
LED	10%		2033	* *				
Egress Lighting								
Emergency, Battery	45%		2028	\$42,100	10	\$6,800		
Emergency, Battery	5%		2038	* *	10	\$800		
Exit, Service	50%		2038	* *	1			
Exterior Lighting								
HID	90%		2023	\$235,900	10	\$200		
Incandescent	10%		2023	\$22,200	2			
Alarm								
Security System	500/							
No Component	50%		2020	#105.000	1	011 700		
Generic Fig. (C. 1) Provide	50%		2028	\$105,000	1	\$11,700		
Fire/Smoke Detection	1000/		2026	* *	1.2	¢20.700		
Generic, Analog	100%		2036	Υ T	1-3	\$38,700		

Mechanical	(Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

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

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

Mechanical	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Fuel Oil No 2	100% Other Observation, Location: Baseme Explanation: 8200	nt	2048 Affected .	**	5	\$19,500	
Conversion Equipment Steam Boiler	100% 0-2 Leak Evident, Exten	\$420,800 t : Moderate, Area A Stack Is Attached To , Extent : Moderate	Adjacent	Building. Leaks	1 Flue Gas	\$56,000 As Per Super.	
Distribution Steam Piping/Pump	100% Now Obsolete Equipment Location : Baseme		2038 , Area Aff	* * ected : 50%			
Terminal Devices Air Handler	40% 2-4 Obsolete Equipment Location: Baseme Other Observation, Location: Baseme Explanation: 5 Ur	nt Extent : Light, Area nt			1	\$14,000	
Convector/Radiator	60%		2033	* *	1	\$12,200	
Air Conditioning Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100% 2-4	\$551,800	2038	* *	1	\$26,200	
	Obsolete Equipment, Extent: Moderate, Area Affected: 100% Location: Basement R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Chillers Other Observation, Extent: Light, Area Affected: 100% Location: Basement Explanation: 5 Units. 3 Very Old And 2 Slightly Newer						
Distribution CW & CHW Wtr Pipe/Pump	100%		2028	\$79,300	4	\$4,600	

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

Asset #: 2036

Mechanical	Current Repair Future Replacement Maintenance			aintenance						
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning										
Terminal Devices										
Air Handler/Cool/Ht	100% Now	\$36,500	2028	\$729,200	1	\$34,900				
	Damper(s) Malfunct	_								
		tic Control In 2nd,			ï					
	Noisy/Vibrating, Ext Location : Air Han		а Ађесте	a : 5%						
	Other Observation, I		Affactad	. 1009/						
	Location : Baseme		Ајјестеи	. 100%						
		n s Do Heating And C	Cooling							
Heat Rejection	Expiration: Ontil	s Do Hearing Thia C								
Water Cooling Tower	90% Now	\$22,200	2022	\$222,100	2	\$45,500				
S	Leak Evident, Extent	Leak Evident, Extent: Moderate, Area Affected: 20%								
	Location: Roof									
		Other Observation, Extent : Light, Area Affected : 100%								
	Location : Penthou									
	Explanation: 2 Un	nits								
Water Cooling Tower	10%		2029	* *	2	\$6,300				
Ventilation										
Distribution 1/D:cc	1000/		LIEE	* *	2.5	Φ.Σ.Σ. 4.0.0				
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$55,400				
Exhaust Fans Interior	100%		2023	\$231,300	2	\$1,900				
Plumbing	10070		2023	\$231,300		\$1,900				
H/C Water Piping										
Galvanized Steel	100%		2033	* *	1					
Water Heater										
Oil Fired	100%		2021	\$54,000	1	\$1,800				
HW Heat Exchanger										
Steam Fired	100% Now	\$103,500	2058	* *	4	\$6,200				
	Not in Service, Exter		ected : 50	0%						
	Location: Basemen			C . 1 1000/						
	Obsolete Equipment, Location : Low Ter		Area Aff	tected: 100%						
Sanitary Piping	Location . Low Ter	пр Leaks								
Cast Iron	100%		LIFE	* *	1					
Storm Drain Piping	100/0		LIII		1					
Cast Iron	100%		LIFE	* *	1					
Sump Pump(s)	20070									
Non-Submersible	100% 0-2	\$9,900	2038	* *	4	\$1,300				
	Obsolete Equipment,	Extent : Moderate,	Area Aff	fected : 100%						
	Location: Sump Pa	ump - Basement								
Fixtures										
Generic	100%									

Vertical Transport

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

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

Mechanical	Current Repair	Futur	e Replacement	Ma	aintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated 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 I	Floor						
	Explanation: 2 Units							
Fire Suppression								
Standpipe								
Generic	100%	2038	* *	1-5	\$31,700			
Fire Pump					·			
Generic	100%	2031	* *	1	\$11,700			

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BAINBRIDGE FACILITY

Address : 2556 BAINBRIDGE AVE. @ COLES LA

Borough : BRONX Agency's Number : N/A

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$728,200	\$272,700
Interior Architecture	\$753,800	
Electrical	\$750,200	\$285,500
Mechanical	\$398,600	\$277,800
Total	\$2,630,900	\$836,000
Importance Code A	\$728,200	\$272,700
Importance Code B	\$1,775,100	\$563,300
Importance Code C	\$127,600	
Total	\$2,630,900	\$836,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,000			
Interior Architecture	\$167,600	\$3,800		\$9,600
Electrical	\$36,200	\$3,900	\$4,400	\$4,100
Mechanical	\$8,700	\$9,900	\$29,700	\$9,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$250,300	\$21,600	\$38,000	\$27,600
Importance Code A	\$37,600	\$3,600	\$4,100	\$3,600
Importance Code B	\$212,700	\$15,500	\$33,900	\$24,000
Importance Code C		\$2,500		
Total	\$250,300	\$21,600	\$38,000	\$27,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 4223

rchitecture	Current Re	pair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	85% Now	\$313,500	LIFE	* *	5	\$51,300	
	Jnt Mortar Miss/Erod, I						
	Location: North And			•			
	Other Observation, Ext						
	Location : Entire Buil		-				
	Explanation: Building	g Formeriy Usea		nam / Bronx Rejer * *			
Masonry: Granite	5%	#22 400	LIFE	* *	5	\$2,300	
Masonry: Limestone	10% Now	\$33,400	LIFE		5	\$4,500	
	Jnt Mortar Miss/Erod, I Location : At Window		e, Area A	jjeciea : 50%			
Windows	Locuiton . At window	Sills					
Glass Block	2% Now	\$600	LIFE	* *	5	\$100	
Glass Block	Broken/Missing Elemen			ea Affected : 5%	3	Ψ100	
	Location : Wall Facin		,				
Metal Clad	13% Now	\$77,700	2051	* *	5	\$4,600	
Wictar Clad	Broken/Missing Elemen			Affected : 25%	3	ψ1,000	
	Location : Bulkheads	,	,	33			
	Corrosion/Rusting, Exte	ent : Moderate, A	rea Affec	eted : 25%			
	Location : Basement						
	Deteriorated Finish, Ex	tent : Moderate,	Area Aff	ected : 50%			
	Location: Basement						
Wood	85% Now	\$274,300	2051	* *	5	\$48,200	
	Air Infiltration, Extent .	Moderate, Area	Affected	: 50%			
	Location: Throughou	t					
	Deteriorated Finish, Ex		Area Aff	ected : 50%			
	Location: Throughou						
	Split/Cracked, Extent:		Affected :	35%			
	Location : Throughou	t					
Parapets	000/ 37	Φ.C 2 . 0.0.0		ماد ماد	_	0.5.40 0	
Masonry: Brick	90% Now	\$62,800	LIFE	**	5	\$5,400	
	Int Mortar Miss/Erod, I		e, Area A	ffected : 50%			
	Location: Throughou		A CC 4	.1.500/			
	Painted Surfaces, Extended Location: Interior Fa		еа Ајјест	ea : 30%			
	Spalling, Extent : Mode		ad . 250/				
	Location : Interior Fa		ea . 2570				
Pre-Cast Concrete	10%		LIFE	* *	5	\$3,800	
Roof	10/0		LIFE		3	\$3,000	
Modified Bitumen	100%		2026	\$173,200	10	\$29,400	
erior	10070		2020	Ψ173,200	10	Ψ27,100	

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

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

Asset #: 4223

rchitecture	Current Repair		Future Replacement		Maintenance			
ystem Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Floors						*		
Carpet	20% No		2028	\$142,000	3	\$16,500		
	_	act Damage, Extent : Se	vere, Are	a Affected: 100%				
	Location: Off	ices Extent : Moderate, Area I	Afford of	250/				
	Location : Off		<i>Аујестеа</i> .	2370				
		ices nt : Moderate, Area Affe	cted · 25	0/2				
	Location : Off		ciea . 23	70				
Cast in Place Concrete	10%		LIFE	* *	5	\$12,000		
Ceramic Tile	5%		2035	* *	5	\$2,700		
Terrazzo	5%		LIFE	* *	5	\$2,100		
Vinyl Tile 9" X 9"	60% No	w \$367,600	2036	* *	3	\$12,400		
•	Cracking/Crum	bling, Extent : Moderate	e, Area Aj	ffected : 25%				
	Location: The	roughout						
	Worn/Eroded, E	Extent : Moderate, Area	Affected .	50%				
	Location : Thi	oughout						
Interior Walls	50/		2025	* *	-	#4.000		
Ceramic Tile	5% 15%		2035 LIFE	* *	5	\$4,900		
Gypsum Board Plaster	13% 80% No	w \$127,600	LIFE	* *	5 5	\$8,800 \$23,500		
Traster		nish, Extent : Severe, Ai		ed · 50%	3	\$25,500		
	Location: The		eu rijjeei	ca . 5070				
		Extent : Severe, Area Aff	ected : 50	0%				
	Location : Thi							
Ceilings								
AcousTile,Adhered	50% No	. ,	2046	* *	5	\$13,700		
	_	Elements, Extent: Seve		Affected : 25%				
		cond Floor Reading Roo		250/				
		Extent : Moderate, Area	Affected .	25%				
P 1~	Location: The	rougnout				h		
Exposed Concrete	15%	Φ05 (00	LIFE	* *	5	\$1,300		
Plaster	35% No		LIFE		5	\$12,000		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Second Floor Reading Room							
		ona Floor Reaaing Roo Irface, Extent : Moderai		Affected · 10%				
		arjace, Extent . Moaera sement Workroom And T						
		Extent : Severe, Area Aff	_					
	Location : Thi			,, u				

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

Under 600 Volts

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

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

Asset #: 4223

Electrical	Current Repair	Future Replacement	N	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Moderate, Location : Basement Explanation : 2- Main Service Switch			\$1,000		
Switchgear / Switchboard Molded Case Bkrs	100%	2026 \$123,80	0 5	\$1,000		
Raceway Conduit	100%	2026 \$60,10	0 1			
Panelboards Molded Case Bkrs	100%	2025 \$60,60	0 5	\$1,000		
Wiring Braided Cloth	50% 2-4 \$41,100 Insulation Aged, Extent : Moderate, Ar Location : Electrical Room	2051 * rea Affected : 100%	* 1			
Thermoplastic	50%	2026 \$41,10	0 1			
Motor Controllers Locally Mounted	100%	2024 \$29,90	0 5	\$200		
round Grounding Devices Generic	100% 2-4 \$9,600 Other Observation, Extent: Moderate, Location: Water Main Explanation: Corroded	LIFE * Area Affected : 100%	* 5	\$500		
ighting Interior Lighting Fluorescent	100% Now \$211,700 Not in Service, Extent: Light, Area Afford Location: Throughout The Building	2036 * ected : 100%	*			
Egress Lighting Exit, Service	100% Now \$12,400 Not in Service, Extent : Light, Area Affa Location : Throughout The Building	2036 * ected : 100%	* 1			
Exterior Lighting HID	10% Now \$14,000 Not in Service, Extent : Light, Area Affa Location : Outside	2036 * ected : 100%	*			
No Component	90%					
larm Security System Generic	100% Now \$112,400 Not in Service, Extent : Light, Area Affo Location : Throughout The Building	2036 * ected : 100%	* 1	\$12,300		
Fire/Smoke Detection Generic, Analog	100% Now \$384,900 Not in Service, Extent : Light, Area Affo Location : Throughout The Building	2036 * ected : 100%	* 1-3	\$20,600		

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

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

Asset #: 4223

Mechanical	Current R	Current Repair		e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100% Other Observation, Ex Location : Througho Explanation : This Is	ut		**	1		
Conversion Equipment Steam Boiler	100% Other Observation, Ex Location : Througho Explanation : 1 Unit.	ut The Building			1 ed	\$36,300	
Distribution Central Plant Steam Piping/Pmp	100% 0-2 Corroded, Extent : Mo Location : Basement		2036 cted : 10%	**	4	\$1,800	
Terminal Devices Convector/Radiator Air Conditioning	100%		2031	* *	1	\$11,900	
Energy Source Electricity	100%		2034	* *	1		
Conversion Equipment Exterior Pkg Unit - Cooling	100%		2021	\$281,900	2	\$2,200	
	Other Observation, Ex Location: Roof Explanation: 4 Cond	_	Affected	: 100%			
Heat Rejection Air Cooled Condenser Unit	100%		2026	\$70,200	2	\$25,600	
Ventilation Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$20,500	
Exhaust Fans Roof	100% On Extended Life, Exte Location : Roof	ent : Severe, Area	2021 Affected	\$57,800 : 100%	2	\$1,100	
Plumbing H/C Water Piping Brass/Copper Galvanized Steel	80% 20% 0-2 Corroded, Extent : Mo Location : Basement		2026 2024 cted : 109	\$207,600 \$30,500	1 1		
Water Heater Gas Fired	100%		2021	\$21,200	2	\$500	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Page: 47

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BAINBRIDGE FACILITY

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cos FY	Cycle Estimated Cost (Yrs)	Priority
Plumbing				
Storm Drain Piping				
Cast Iron	100%	LIFE *	* 1	
Fixtures				
Generic	100%			
	Obsolete Fixtures, Extent : Severe, A	rea Affected : 100%		
	Location: Throughout			
Vertical Transport				
Elevators				
Not Accessible	100%			

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BERGEN BUILDING

Address : 1932 ARTHUR AVENUE @ E. TREMONT AVE.

Borough : BRONX Agency's Number : 312-207
Program / Asset # : DGS0018.000 / 2059 Yr Built/Renovated : 1916 / 2008

Area Sq Ft : 125,160 Project Type : REAL PROPERTY

Date of Survey : 30-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,p

Block : 2947 Lot : 18 BIN : 2009911

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,257,800	\$226,800
Interior Architecture	\$1,691,400	\$912,100
Electrical	\$784,400	\$1,496,200
Mechanical	\$529,700	\$3,414,800
Total	\$7,263,400	\$6,049,900
Importance Code A	\$4,257,800	\$298,400
Importance Code B	\$2,447,700	\$5,751,400
Importance Code C	\$557,900	
Total	\$7,263,400	\$6,049,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$105,900	\$4,700	\$14,400	\$28,100
Electrical	\$33,200	\$12,300	\$11,400	\$24,300
Mechanical	\$58,000	\$30,700	\$24,800	\$91,100
Elevators/Escalators	\$34,500	\$34,500	\$34,500	\$34,500
Total	\$231,700	\$82,200	\$85,200	\$178,100
Importance Code A	\$12,400	\$12,400	\$12,400	\$12,700
Importance Code B	\$188,200	\$69,800	\$70,000	\$165,400
Importance Code C	\$31,000		\$2,700	
Total	\$231,700	\$82,200	\$85,200	\$178,100



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

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

rchitecture	Current Repair	Future Replaceme	ent	Ma	aintenance		
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated (ycle Yrs)	Estimated Cost	Priority	
terior							
Exterior Walls	550/ N. #1 120 700	LIEE	* *	_	Ф 72 000		
Masonry: Brick	55% Now \$1,129,700 Cracking/Crumbling, Extent: Moderat Location: Throughout Sidewalk Shed in Use, Extent: Light, A Location: Corner Of Arthur Ave And	rea Affected : 5%		5	\$73,900		
	Spalling, Extent: Moderate, Area Affect	rted : 30%					
	Location: Throughout Water Penetration, Extent: Moderate, Locations Throughout	Area Affected : 20%					
N	Location: Throughout	LIDE	* *		Φ7.000		
Masonry: Granite	5% Now \$161,000 Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	LIFE ate, Area Affected : 20%		5	\$5,000		
Masonry: Limestone	5% Now \$82,600 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE e, Area Affected : 10%	* *	5	\$5,000		
Pre-Cast Concrete	35% Now \$157,500 Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout	••	* *	5	\$152,900		
	Staining/Discoloring, Extent : Moderat Location : Throughout	е, Агеа Ајјества : 2%					
Windows Aluminum	100% Now \$2,157,000 Air Infiltration, Extent: Moderate, Area Location: Throughout	2052 a Affected : 100%	* *	5	\$25,400		
	Broken/Missing Elements, Extent: Mod Location: Throughout	derate, Area Affected : .	20%				
	Ctrwt/Balnc Not Funct, Extent : Moder Location : Throughout						
	Caulking Deteriorated, Extent: Moder Location: Throughout	ate, Area Affected : 100	0%				
Parapets							
Cast in Place Concrete	10% Now \$37,900 Cracking/Crumbling, Extent : Moderat Location : Throughout	LIFE e, Area Affected : 30%	* *	5	\$12,200		
	Water Penetration, Extent : Light, Area Location : Throughout	Affected: 30%					
Masonry: Brick	90% Now \$248,200 Cracking/Crumbling, Extent: Moderat Location: Throughout		* *	5	\$10,600		
	Water Penetration, Extent: Moderate, Location: Throughout	Area Affectea : 40%					

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

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

Asset #: 2059

Architecture		Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Roof Modified Bitumen	1000/	Now	\$283,900	2037	* *				
Wodified Bituilien			\$285,900 derate, Area Affecte						
		: Through		u . 4070					
		_	tent : Moderate, Ai	ea Affect	ted : 30%				
	_	: Through		55					
	_	Growth, E.: Through	Extent : Moderate, A out	Area Affe	cted : 20%				
		etration, E : Through	xtent : Moderate, A out	rea Affe	cted : 30%				
nterior									
Floors	50/	0.2	\$49,400	2022	¢121 100	2	¢14.000		
Carpet	5%	0-2	\$48,400 amage, Extent : Mo	2023	\$121,100 Area Affected: 300	3	\$14,000		
		: Through	-	лиетите, 1	неи пујестви . 507	0			
Cast in Place Concrete	10%			LIFE	* *	5	\$41,000		
Ceramic Tile	5%			2030	* *	5	\$9,400		
Mosaic Tile	5%			2032	* *	5	\$23,400		
Terrazzo	15%	0-2	\$132,300	LIFE	* *	5	\$22,000		
	_	Crumbling, : Through	Extent : Moderate	, Area A <u>j</u>	fected : 20%				
Vinyl Tile	50%			2027	\$806,800	3	\$35,100		
Vinyl Tile 9" X 9"		Now	\$209,000	2037	**	3	\$7,000		
,	Cracking/0		Extent : Moderate		fected : 100%		***,***		
Interior Walls									
Ceramic Tile	3%			2036	* *	5	\$5,400		
Concrete Masonry Unit		0-2	\$8,200	LIFE	* *	5	\$7,300		
	_	Crumbling, : Basemer	Extent : Moderate nt	, Area A <u>j</u>	fected : 10%				
Gypsum Board	15%	Now	\$22,900	LIFE	* *	5	\$16,300		
	_	Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 25%				
Metal Panel	15%	Now	\$152,300	LIFE	* *				
		Dented, E. : Through	xtent : Moderate, A out	rea Affec	ted : 100%				
Marble Panels	2%			LIFE	* *				
Plaster		Now	\$405,600	LIFE	* *	5	\$29,900		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 25% Location: Throughout								
	Deteriorated Finish, Extent: Moderate, Area Affected: 30% Location: Throughout								
	Paint Peel		: Moderate, Area	Affected .	: 10%				
		_	xtent : Moderate, A	rea Affe	cted : 30%				
		: Through							

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

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

Asset #: 2059

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTile,Adhered	Location Staining/L	issing Elem i : Through	Extent : Moderate		00	5	\$14,100	
AcousTileSusp.Lay-In	10%			2032	* *	5	\$18,700	
Exposed Concrete	Location Exposed F	Crumbling, 1 : West Sid	\$244,200 Extent : Moderate e Basement ent, Extent : Modera	. ,	V	5	\$5,900	
Plaster	Cracking/ Location Water Pen	ı : Through	xtent : Moderate, A	. ,	V	5	\$64,400	

lectrical		Current Repair		Futur	e Replacement	M	aintenance	
vstem Component Type	% of I Total	Fail Date Estir (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2027	\$71,600	5	\$500	
	Other Obse	rvation, Extent :	Moderate, A	Area Affe	cted : 100%			
	Location .	Electrical Room	m					
	Explanati	on : Two 2500 A	mperes Mair	ı Discon	nect Switch			
Fused Disc Sw	10%			2037	* *	5	\$100	
	Other Obse	rvation, Extent :	Moderate, A	Area Affe	cted : 100%			
	Location .	Electrical Room	m					
	Explanati	on : One 800 An	nperes Main	Disconn	ect Switch			
Switchgear / Switchboard			-					
Molded Case Bkrs	100%			2027	\$247,500	5	\$3,300	
Raceway					·		•	
Conduit	95%			2027	\$146,900	1		
Conduit	5%			2037	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$19,700	5	\$300	
Fused Knife Sw	5%	2-4	\$9,800	2052	* *	5	\$100	
	On Extende	d Life, Extent : 1	Severe, Area	Affected	: 100%			
	Location :	Basement						
Molded Case Bkrs	70%			2026	\$137,800	5	\$2,300	
Molded Case Bkrs	10%			2035	**	5	\$300	
Molded Case Bkrs	5%			2052	* *	5	\$200	

 $^{{\}it Maintenance~\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2059

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts								
Wiring Braided Cloth		\$237,200 Extent : Moderate, Area Ughout The Building	2052 a Affecte	* * d : 100%	1			
Thermoplastic	20%		2037	* *	1			
Thermoplastic	10%		2057	* *	1			
Motor Controllers Locally Mounted	100%		2025	\$29,900	5	\$800		
Ground								
Grounding Devices Generic	Location : Wate	\$9,600 n, Extent : Severe, Ared r Main - Basement orroded And Connecte			5	\$1,800		
tand-by Power	T			T				
Transfer Switches Automatic	100%		2025	\$9,000	1	\$38,500		
Generators								
Diesel	Location : Gene	n, Extent : Moderate, A rator Room Ground Fl ne 82.5 Kw Single Pho	loor		1	\$48,500		
Batteries Lead/Acid	100%		2019	\$1,500	5	\$4,600		
Fuel Storage Main Tank		n, Extent : Moderate, A rator Room Groung F. 50 Gallons		* *	5	\$3,700		
Lighting								
Interior Lighting Fluorescent		n, Extent : Moderate, A ughout The Building 12 Lamps	2027 Area Affe	\$577,800 octed : 100%	10	\$91,800		
Fluorescent	15%	xtures, Extent : Moder	2037 rate, Area	* * a Affected : 100%	10	\$17,200		
	Location: Thro	ughout The Building						
Fluorescent		cent Light, Extent : Mo ughout The Building	2035 derate, A	* * Area Affected : 100	10	\$5,700		
Egress Lighting								
Emergency, Battery	40%		2022	\$68,400	10	\$12,100		
Emergency, Battery	10%		2035	* *	10	\$3,000		
Exit, LED	50%		2062	* *	1			
Exterior Lighting HID	100%		2022	\$478,800	10	\$400		

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

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

Asset #: 2059

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	90%						
Generic	10%		2035	* *	1	\$4,700	
Fire/Smoke Detection							
No Component	90%						
Generic, Digital	10%		2027	\$131,300	1-3	\$7,700	

Mechanical		Current R	epair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source Interruptible Gas/Dual Fuel	100%			2047	* *	1		
			xtent : Light, Area	Affected	: 100%			
	Location:							
	Explanatio	m : (2) 50	00 Gallon Tanks					
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$124,000	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location:	Basement	ţ					
	Explanatio	m : (3) Dı	ıal Fuel Steam Bo	ilers				
Distribution								
Central Plant Steam	100%			2027	\$2,009,900	4	\$9,300	
Piping/Pmp								
Terminal Devices								
Convector/Radiator	100%			2025	\$635,800	1	\$40,400	
ir Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Heat Pump Air Sourced	20%			2028	\$235,000	2	\$1,500	
	Other Observation, Extent: Light, Area Affected: 100%							
	Location:	Sixth Floo	or Fan Room					
	Explanatio	on : (2) We	ater Sourced Heat	Pumps				
Interior Pkg Unit - Cooling	10%			2028	\$444,000	2	\$800	
Window/Wall Unit	70% Malfunction Location :	_	\$17,300 at : Severe, Area A out	2022 ffected : .	\$173,200 35%	1		
Heat Rejection								
Water Cooling Tower	20%			2028	\$90,100	2	\$25,200	
-	Other Observation, Extent : Light, Area Affected : 100% Location : Roof							
		-	Cooler Works With	Water So	ourced Heat Pumps	S		
No Component	80%				1			
140 Component	0070							

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

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

Asset #: 2059

Mechanical		Current I	Repair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$14,000	
No Component	80%							
Exhaust Fans	1000/			2022	¢107.200	2	£2.000	
Roof	100%			2022	\$197,200	2	\$3,800	
Plumbing H/C Water Piping								
Galvanized Steel	100%	0-2	\$10,400	2032	* *	1		
Garvainized Steel			oderate, Area Affec		%	1		
			Pipe Connects To W					
Water Heater		11 7	•					
Gas Fired	100%			2022	\$72,400	2	\$1,800	
Sanitary Piping					, , , , , , , , , , , , , , , , , , ,		, j	
Cast Iron	100%	0-2	\$86,900	LIFE	* *	1		
	Blockage /	Clogged, E	Extent : Severe, Are	a Affecte	d: 20%			
	Location	: Basemen	nt					
Storm Drain Piping								
Cast Iron	100%	0-2	\$4,900	LIFE	* *	1		
		_	ht, Area Affected :					
	Location	: Basemer	it, Near Entrance T	o Boiler	Room			
Sump Pump(s)								
Non-Submersible	50%			2022	\$9,100	4	\$1,300	
Non-Submersible	50%	11 . · · · · · ·	7 7 . 7 . 4	2037	**	4	\$1,300	
	Recent Inst Location		Extent : Light, Area	Affected	: 30%			
G E' - 4 - ()	Location	. basemen	<i>u</i>					
Sewage Ejector(s) Electric	100%			2022	\$34,200	4	\$5,000	
Backflow Preventer	10070			2022	\$34,200	4	\$3,000	
No Component	80%							
Generic	20%			2032	* *	1	\$1,500	
Generic		rvation. F	Extent : Light, Area		: 10%	1	\$1,500	
	Location		_	2,5,000000	. 10,0			
			cated To The Boiler	·Plant				
Fixtures	T							
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
			Extent : Light, Area	Affected	: 100%			
	Location		·					
	Explanati	on: 5 Un	its					
Fire Suppression			-		-			

Fire Suppression

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

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

Mechanical	Current Repair	Future Repla	acement	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	ated Cost Cycle (Yrs		Priority
ire Suppression Standpipe					
Generic	100%	2047	* * 1-5	\$63,100	
	Combination Sprinkler/Stdpip Location : Westside Of Build No Backflow Preventer, Extend Location : Basement	ling Façade			
Sprinkler					
No Component	80%				
Generic	20%	2047	* * 1-2	\$7,000	
Fire Pump					
Generic	100%	2036	** 1	\$23,400	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BKLYN SUPREME AND FAMILY COURT 1ST TO 25TH FLOOR

Address : 330 JAY STREET @ JOHNSON ST.

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0057.000 / 13879 Yr Built/Renovated : 2006 /

Area Sq Ft : 968,139 Project Type : REAL PROPERTY

Date of Survey : 23-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,5,6,7,10,14,23,25,31,33

Block : 140 Lot : 7502 BIN : 3347736

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$1,267,800
Interior Architecture	\$962,500	\$2,890,600
Electrical	\$995,800	\$197,700
Mechanical		\$9,716,000
Total	\$1,958,300	\$14,072,100
Importance Code A		\$1,267,800
Importance Code B	\$1,850,300	\$11,140,800
Importance Code C	\$108,000	\$1,663,400
Total	\$1,958,300	\$14,072,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200	\$25,100		\$10,100
Interior Architecture	\$72,500	\$51,200	\$21,700	\$190,200
Electrical	\$150,400	\$203,600	\$150,400	\$169,900
Mechanical	\$305,600	\$529,800	\$428,600	\$482,200
Elevators/Escalators	\$593,000	\$593,000	\$593,000	\$593,000
Total	\$1,122,700	\$1,402,600	\$1,193,700	\$1,445,400
Importance Code A	\$49,100	\$72,900	\$47,900	\$60,500
Importance Code B	\$1,073,600	\$1,305,600	\$1,145,800	\$1,384,900
Importance Code C		\$24,000		
Total	\$1,122,700	\$1,402,600	\$1,193,700	\$1,445,400



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 13879

Architecture	Current R	epair	Futur	e Replacement	Ma	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Masonry: Brick	43%		LIFE	* *	5	\$345,000	
Metal/Glass Curt Wall	50%		LIFE	* *	5	\$752,100	
Metal Coiling Doors	2%		2040	* *	5	\$50,100	
Granite Panels	3%		LIFE	* *	5	\$18,100	
Pre-Cast Concrete	2%		LIFE	* *	5	\$52,100	
Windows							
Aluminum	97%		2043	* *	5		
Metal Louvers	3%		2036	* *	10		
Parapets					_	*	
Metal/Glass Curt Wall	50%		2047	* *	5	\$14,400	
Metal Panel	20%		2047	* *	5	\$5,800	
Metal Rail	30% 4+	\$1,200	2040	* *	5	\$15,800	
	Corrosion/Rusting, Ex			cted : 15%			
	Location : Perimeter	r Fence Throughou	t t				
Roof	1000/			de de	4.0	0.1.0	
IRMA/Protected	100%		2035	* *	10	\$118,600	
Membrane	n n 1 n 11 . 1	7 	4 40	c . 1 250/			
	Paver Block Ballast, I			ected: 25%			
	Location: 7th And 3			1 1000/			
	Other Observation, Ex		rea Affe	cted : 100%			
	Location: Throughout						
terior	Explanation : Epdm	Unaer Insulation					
Floors							
Carpet	10%		2028	\$1,873,700	3	\$289,800	
Carpet Carpet Cast in Place Concrete	10% 2-4	\$76,300	LIFE	\$1,675,700 **	5	\$317,000	
Cast III I face Concrete	Worn/Eroded, Extent:			20%	3	\$517,000	
	Location : Ll1 And 1		-				
Ceramic Tile	3%		2036	**	5	\$43,500	
Terrazzo	10%		LIFE	* *	5	\$113,200	
Vinyl Tile		\$162,300	2032	* *	3		
vinyi ine	65% 4+ Worn/Eroded, Extent:				3	\$353,200	
	Location: 1st And 1		-	370			
337 1		4111 Tioor vesitoitte		* *		Ф54.200	
Wood	2%		2055	* *	5	\$54,300	
Interior Walls	20/		20.40	ታ ታ	-	0.40.000	
Ceramic Tile	2%	¢100 000	2040	* *	5	\$48,000	
Concrete Masonry Unit	10% Now	\$108,000	LIFE	**	5	\$96,000	
	Diagonal Cracks, Exte			rea : 5%			
	Location : Bulkhead			. 1 50/			
	Horizontal Cracks, Ex			стеа : 5%			
	Location : Bulkhead	Stair A - Floors 32					
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	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13879

Architecture	Curre	nt Repair	air Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	85%		2044	* *	5	\$1,231,700	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	10%		LIFE	* *	5	\$181,100	

System			e Replacement		aintenance	
Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2047	* *	5	\$5,000	
•	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location : Electrical Room					
	Explanation: 5-4000 Amperes Siemen	s Low Ve	oltage Power Circi	ıit Break	ers	
Transformers						
Dry Type	100%	2040	* *	5	\$3,600	
•	Other Observation, Extent : Light, Area	Affected	: 100%			
	Location: Electrical Room					
	Explanation: 2-75kva, 480/208/120 Ve	olts				
Switchgear / Switchboard						
Air Circuit Breaker	50%	2047	* *	5	\$2,500	
Fused Disc Sw	10%	2047	* *	5	\$400	
Molded Case Bkrs	40%	2047	* *	5	\$10,200	
Raceway						
Busway	15%	2040	* *	1		
Conduit	85%	2047	* *	1		
Panelboards						
Fused Disc Sw	15%	2043	* *	5	\$3,300	
Molded Case Bkrs	85%	2043	* *	5	\$21,700	
Wiring						
Busway	15%	2040	* *	1		
Thermoplastic	85%	2047	* *	1		
Motor Controllers						
Locally Mounted	2%	2040	* *	5	\$100	
Motor Control Center	90%	2040	* *	5	\$23,700	
Variable Frequency	8%	2040	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$14,200	
Stand-by Power						
Transfer Switches						
Automatic	100%	2040	* *	1	\$297,900	

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

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

Asset #: 13879

Electrical	Current Repair	Future Repla	cement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$374,900	
	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location : Penthouse Explanation : 2- 1375kva Emergency Load Test On Weekly Basis	y Generators; Ful	l Load Test	t On Mon	thly Basis: No	
Batteries						
Nickel Cadmium	100%	2022	\$1,500	5	\$215,800	
Fuel Storage						
Day Tank	50%	2043	* *	5	\$89,800	
•	Other Observation, Extent : Light, Area	a Affected : 100%				
	Location: Penthouse					
	Explanation: 150 Gallons Rated Cap	pacity				
Main Tank	50%	2055	* *	5	\$14,200	
1124111	Other Observation, Extent : Light, Area				Ψ1., = 00	
	Location : Basement Lower Level 2	35				
	Explanation: 2- 10,000 Gallons Rate	ed Canacity				
Lighting	Empiration: 2 10,000 Garions Italic	ca capacity				
Interior Lighting						
Fluorescent	80%	2032	* *	10	\$710,400	
Tuorescent	Other Observation, Extent : Light, Area			10	\$710,400	
	Location: Throughout The Building	a rijjecica . 10070				
	Explanation: T-8 Lamps					
DI .		2022	* *	10	Φ1 77 (00	
Fluorescent	20%	2032		10	\$177,600	
	Other Observation, Extent : Light, Area	a Affected: 100%				
	Location: Corridors, Lobby	_				
	Explanation: Compact Fluorescent I	Lamps				
Egress Lighting	-00/					
Emergency, Service	50%	2032	* *	1		
Exit, LED	50%	2055	* *	1		
Exterior Lighting			_			
Fluorescent	10%	2032	* *	10	\$8,900	
	Compact Fluorescent Light, Extent : Li	ight, Area Affected	l : 100%			
	Location : Outside					
No Component	90%					
Lightning Protection						
Arresters/Cabling						
Generic	100%	2055	* *	5	\$28,500	
	Other Observation, Extent : Light, Area				, , ,	
	Location : Roof	20				
	Explanation: Steel Lightning Rods					
Alarm	1 0 0					

Alarm

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

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

Electrical	Current Repai	rrent Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Alarm								
Security System								
No Component	20%							
Generic	80%	2032	* *	1	\$289,300			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Public Spaces	And Outside						
	Explanation: Intrusion A	Alarm System And CCT	TV Surveillance Ca	mera Sy.	stem			
Fire/Smoke Detection								
Generic, Digital	100%	2032	* *	1-3	\$596,600			
_	Other Observation, Extent	Other Observation, Extent: Light, Area Affected: 100%						
	Location : Throughout T	he Building						
	Explanation : Strobe Liga	hts, Manual Pull Statio	ons, Alarm Bells, H	Iorns And	d Smoke Detectors			

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%		2053	* *	1			
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location : Baseme	nt Vault						
<u> </u>	Explanation: 2 10	,000 Gallon Oil Tan	ks					
Conversion Equipment								
Hot Water Boiler	100%		2040	* *	1	\$478,700		
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Baseme	nt Boiler Room						
	Explanation : 3 Di	ıal Fuel Hot Water E	Boilers					
Distribution								
Hot Wtr Piping/Pump	100%		2049	* *	4	\$47,700		
Terminal Devices								
Air Handler	20%		2032	* *	1	\$119,700		
Convector/Radiator	80%		2040	* *	1	\$250,100		
	Other Observation,	Extent : Light, Area	Affected	: 100%				
	Location: Through	hout						
	Explanation: Hot	Water Base Board R	adiators	1				
Air Conditioning								
Energy Source								
Electricity	100%		2049	* *	1			

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

Asset #: 13879

Mechanical	Current F	Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
ir Conditioning			•				•	
Conversion Equipment								
Centrifugal, Elec Chille			2036	**	1	\$890,500		
	R-134a Refrigerant, I			: 100%				
	Location: Basemen			1009/				
	Other Observation, E Location : Basemen	_		100%				
	Explanation: 4 Rot			ors				
Interior Pkg Unit -	15%	ary scrou compres	2028	\$5,151,900	2	\$8,900		
Cooling					2	\$6,700		
	Other Observation, E		Affected :	100%				
	Location : 26th Thr	=	14: 0	E				
D' ('1 ('	Explanation : Water	Sourced Packaged	d Air Con	ditioning Equipme	ent			
Distribution CW & CHW Wtr	100%		2053	* *	4	\$47,700		
Pipe/Pump								
	Other Observation, Extent : Light, Area Affected : 100% Location : Refrigeration Equipment Room							
				4 4 70 1				
T : 1D :	Explanation : Include	des Condenser Wat	er Pumps	And Piping				
Terminal Devices Air Handler/Cool/Ht	85%		2032	* *	1	\$508,900		
Air Handler/Cool/Ht		rtent : Light Area			1	\$308,900		
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st Through 25th Floors							
	Explanation : No H	-	r Handler	S.				
No Component	15%							
Heat Rejection	1370							
Water Cooling Tower	100%		2028	\$3,485,900	2	\$974,300		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$539,800		
Exhaust Fans								
Interior	10%		2032	* *	2	\$3,000		
No Component	90%							
	Other Observation, E		Affected :	0%				
	Location: Through		1 4			g oc		
	Explanation : This (This Report	Component Is Alrea	іду Ассои	nted For Under I	he Coolii	ng Section Of		
lumbing	тиз пероп							
H/C Water Piping								
Brass/Copper	100%		2053	* *	1			
Water Heater								
Electric	10%		2025	\$80,900	4	\$600		
	Other Observation, E	_	Affected :	80%				
	Location : Various I							
	Explanation : Multi	ple Point Of Use E						
Gas Fired	90%		2025	\$504,200	2	\$12,700		
Sanitary Piping	1000/							
Cast Iron	100%		LIFE	* *	1			

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

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2032	* *	4	\$30,700	
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$57,800	
Backflow Preventer						
Generic	100%	2032	* *	1	\$59,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Gearless Traction	90%	LIFE	* *			
	Other Observation, Extent: Light, A Location: 10 Passenger, 2 Freight Explanation: 16 Units					
Hydraulic	10%	LIFE	* *			
·	Other Observation, Extent : Light, A Location : Prisioner Elevators Explanation : 2 Units	rea Affected : 10%				
Escalators						
Over 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Light, A Location : 1-2	rea Affected : 100%	6			
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$488,100	
Sprinkler						
Generic	100%	2053	* *	1-2	\$271,200	
Fire Pump Generic	100%	2040	* *	1	\$180,800	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BRONX FAMILY/CRIMINAL COURT

Address : 215 E. 161 STREET 900 SHERIDAN AVENUE

Borough : BRONX Agency's Number : 312-202
Program / Asset # : DGS0017.000 / 2058 Yr Built/Renovated : 1977 / 2012

Area Sq Ft : 502,000 Project Type : REAL PROPERTY

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4,10,LM

Block : 2454 Lot : 1 BIN : 2002704

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$3,913,900	\$614,500		
Interior Architecture	\$2,933,000	\$3,681,600		
Electrical	\$37,700	\$6,151,200		
Mechanical	\$190,000	\$15,712,200		
Total	\$7,074,600	\$26,159,600		
Importance Code A	\$3,913,900	\$3,697,000		
Importance Code B	\$2,524,600	\$22,073,200		
Importance Code C	\$636,100	\$389,300		
Total	\$7,074,600	\$26,159,600		

Total	\$744,600	\$497,800	\$489,100	\$708,900
Importance Code C	\$49,500			\$24,800
Importance Code B	\$609,300	\$448,100	\$386,700	\$634,500
Importance Code A	\$85,800	\$49,700	\$102,300	\$49,700
Total	\$744,600	\$497,800	\$489,100	\$708,900
Elevators/Escalators	\$148,500	\$148,500	\$148,500	\$148,500
Mechanical	\$210,800	\$302,300	\$235,500	\$278,800
Electrical	\$98,200	\$47,100	\$52,500	\$51,400
Interior Architecture	\$251,000			\$230,300
Exterior Architecture	\$36,100		\$52,600	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

rchitecture	Current Repair F			Future	e Replacement	M		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Cast in Place Concrete	Cracking/C Location Exposed Re	: Cooling einforceme	\$149,900 Extent: Severe, A. Tower Area nt, Extent: Moder			5	\$131,200	
		: Cooling			di di			
Masonry: Brick	Location Staining/Di	: Throughe iscoloring,	\$160,400 Extent : Light, Are out Extent : Light, Are indows, Garage W	ea Affecte		5	\$52,500	
Masonry: Granite	3%			LIFE	* *	5	\$23,600	
Masonry: Limestone	80%	0-2	\$2,322,900	LIFE	* *	5	\$314,800	
,	Cracking/C		Extent : Light, Are		d : 10%		, , , , , , , , , , , , , , , , , , ,	
Slate Panels	2%			LIFE	* *	5	\$15,700	
Windows					* *			
Aluminum	Location Other Obse Location	: Through	xtent : Moderate, A Surfaces			5	\$33,100	
Metal Louvers	5%			2031	* *	10	\$21,800	
Parapets							Ψ21,000	
Cast in Place Concrete	Cracking/C Location Expansion	: Through	e, Extent : Modera			5	\$116,100	
Masonry: Brick	10%	Now	\$16,400	LIFE	* *	5	\$2,800	
Masolily. Blick	Cracking/C Location Diagonal C Location Jnt Mortar	Crumbling, : Throughe Cracks, Ext : Main Roc	Extent : Light, Are out ent : Moderate, Ar of l, Extent : Light, Ai	ea Affecte ea Affecte	d : 10% ed : 5%	3	\$2,000	
Masonry: Limestone		0-2 Crumbling, : Through	\$119,300 Extent: Light, Are	LIFE ea Affecte	* * d : 10%	5	\$14,100	

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

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	0.607		****	•••				
Built-Up (BUR)		Now	\$808,400	2038	* *			1
			lerate, Area Affecte	d: 30%				
		i : Through		danata	Anna Affantad . 200	0/		
		r/1mpact D 1 : Through	amage, Extent : Mo	aerate, 1	Агеа Ајјестеа : 20%	0		
		_		Affactad	. 150%			
	-	Split/Cracked, Extent : Moderate, Area Affected : 15% Location : Throughout						
		Vegetation Growth, Extent : Moderate, Area Affected : 15%						
		Location : Througout						
		Water Penetration, Extent : Severe, Area Affected : 20%						
		Location : Throughout						
		_	: Moderate, Area A	ffected :	100%			
		: Through		55				
Modified Bitumen	2%			2036	* *	10	\$3,600	
	Recent Re	place Evide	ent, Extent : Light, A	Area Affe	ected : 100%		*-,	
	Location	: Annex Ro	oof					
Traffic Topping	2%			2036	* *	10	\$6,100	
11 6	Recent Re	place Evide	ent, Extent : Light, A	Area Affe	ected : 100%			
	Location	: Through	out					
Soffits								
Cast in Place Concrete	70%			LIFE	* *	5		
Masonry: Limestone	30%			LIFE	* *	5		
Interior								
Floors	220/	0.2	¢170.000	2024	#2.507.200	2	Φ417 200	
Carpet	33%		\$179,900 amage, Extent : Lig	2024	\$3,597,300	3	\$417,300	
		r/Impaci D i : Through	-	пі, Агеа	Ajjeciea . 20%			
		i. Inrougn	Ош	TIPE	* *		Ф552 200	
Cast in Place Concrete Ceramic Tile	15%			LIFE	* *	5	\$553,200	
Terrazzo	7% 10%			2037 LIFE	* *	5 5	\$59,000 \$131,700	
Vinyl Tile		Now	\$508,300	2028	\$2,541,500	3	\$110,600	
vinyi ine			· ·		. , ,	3	\$110,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30% Location : Corridors, 3rd, 4th, Lm Levels							
	Patching Evident, Extent: Moderate, Area Affected: 30%							
	Patching	Eviaent. Ex	tent : Moderate. Ar	еа Апес	ted : 30%			

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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$49,500	
Concrete Masonry Unit	10%	Now	\$111,500	LIFE	* *	5	\$39,600	
	Location Vertical C	: 10th Flo	tent : Severe, Area . or, Roof Stair D nt : Severe, Area Aj ir D					
Fabric on Framing	10%			2029	* *	5	\$49,500	
Gypsum Board	33%	0-2	\$68,700	LIFE	* *	5	\$196,100	
71	Ü	Crumbling, : Through	Extent : Moderate	, Area Aj	ffected : 10%			
Masonry: Brick	5%	4+	\$39,100	LIFE	* *			
,	U	Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 10%			
Granite Panels	5%	0-2	\$201,400	LIFE	* *			
	_	Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Plaster	25%			LIFE	* *	5-10	\$210,500	
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$24,800	
Wood	2%			LIFE	* *	5	\$158,500	

Asset #: 2058

Architecture	Current Repair		Futu	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings								
AcousTileConcealSpLn		Now	\$276,300	2033	* *	5	\$210,800	
			Extent: Moderate	, Area A	ffected : 15%			
		n : Through						
	_	_	Extent : Moderate	e, Area Ą	ffected : 5%			
		n : Through		A CC	. 1 100/			
			xtent : Moderate, A	rea Affe	cted: 10%			
		n : Through					****	
AcousTileSusp.Lay-In		Now	\$345,400	2041	* *	5	\$105,400	
		_	nents, Extent : Ligh	t, Area A	ffected: 20%			
		_	out, Corridor(s)		CC . 1 250/			
	_	_	Extent : Moderate out, Corridor(s)	e, Area A	rjectea : 25%			
		_	oui, Corridor(s) xtent : Moderate, A	rag Affa	atad . 50/			
		n : Through		ней Ајје	.ieu . 570			
			: Moderate, Area A	Affected	25%			
		n : Through		2)) = = = = = = = = = = = = = = = = = =	20,0			
Exposed Concrete		Now	\$824,400	LIFE	* *	5	\$39,500	
Exposed Concrete			Extent : Moderate		ffected : 10%	3	Ψ37,300	
		n : 10th Flo		, 11, 00, 12,	<i>yeerea</i> . 10,0			
	Staining/I	Discoloring	Extent : Moderate	, Area A	ffected : 15%			
		n : 10th Flo			•			
	Water Per	netration, E	xtent : Severe, Area	ı Affected	d: 10%			
	Location	n : Stair D'	To Roof, 10th Floor					
Gypsum Board	5%	0-2	\$21,600	LIFE	* *	5	\$52,700	
<i>3</i> 1	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 12%		. ,	
	Location	n : Through	out					
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%)		2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%)		2033	* *			

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

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

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

Electrical	Curre	nt Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Transformers							
Dry Type	100%		2041	* *	5	\$1,800	
		, Extent : Moderate, A	Area Affe	cted : 100%			
		ghout The Building		5.5.4			
<u> </u>	Explanation : To	tal Of 75 Different Ro	itings Alse	o 5.5 Amperes Rec	tifier 6 V	olts Dc	
Switchgear / Switchboard	500/		2029	¢247.500	_	¢1 100	
Fused Disc Sw Fused Disc Sw	50% 50%		2028 2048	\$247,500 * *	5 5	\$1,100 \$1,100	
	3070		2046		3	\$1,100	
Raceway Conduit	30%		2038	* *	1		
Conduit	70%		2038	* *	1		
Panelboards	7070		2070		1		
Fused Disc Sw	10%		2044	* *	5	\$1,200	
Molded Case Bkrs	90%		2044	* *	5	\$11,900	
Wiring	7070		2011			Ψ11,700	
Thermoplastic	60%		2028	\$548,000	1		
Thermoplastic	40%		2048	**	1		
Motor Controllers							
Locally Mounted	30%		2026		5	\$1,000	
Motor Control Center	70% 4+	\$37,700	2041	* *	5	\$4,800	
	Enclosure Corrodo	ed, Extent : Moderate	, Area Aff	ected : 5%			
	Location: 10th	Floor Mechanical Ro	om				
	Suspect Water Dai	nage, Extent : Moder	ate, Area	Affected : 5%			
	Location: 10th	Floor Mechanical Roo	om				
bround							
Grounding Devices							
Generic	50%		LIFE	* *	5	\$7,400	
		, Extent : Light, Area	Affected	: 100%			
	Location: Basen						
	Explanation : We	iter Main					
Generic	50%		LIFE	* *	5	\$7,400	
		, Extent : Light, Area	Affected	: 100%			
	Location : Basen						
	Explanation : Wo	iter Main					
tand-by Power							
Transfer Switches	1000/		20.41	ماد رات	,	0154500	
Automatic	100%		2041	* *	1	\$154,500	
Generators	1000/		2027	* *	1	Ø104 400	
Diesel	100%	Entont M. J	2037		1	\$194,400	
		, Extent : Moderate, 1	<i>чгеа А</i> ЈЈес	nea : 100%			
	Location: Roof	1500 V C	~ C '				
	Expianation : Oi	ie 1500 Kw Caterpillo	ır Genset				

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

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

Asset #: 2058

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Batteries						
Lead/Acid	90%	2022	\$1,400	5	\$16,700	
Lead/Acid	10%	2022	\$200	5	\$1,900	
	Other Observation, Extent : Light, Ar		100%			
	Location: On Roof Near Generator	r				
	Explanation: 1500 Kw Load Bank					
Fuel Storage						
Day Tank	50%	2044	* *	5	\$46,600	
	Other Observation, Extent : Light, Ar Location : Roof	ea Affected .	100%			
	Explanation: One 275 Gallons					
Main Tank	50%	2031	* *	5	\$7,400	
	Other Observation, Extent : Light, Ar Location : Basement Explanation : One 10000 Gallons	ea Affected .	100%			
Lighting	•					
Interior Lighting						
Fluorescent	85%	2033	* *	10	\$391,400	
	Other Observation, Extent : Light, Ar	ea Affected .	100%			
	Location: Throughout					
	Explanation: Using T-12 Lamps					
Incandescent	15%	2023	\$1,254,000	2	\$1,700	
Egress Lighting						
Emergency, Service	50%	2023	\$125,100	1		
Exit, Service	50%	2023	\$84,700	1		
Exterior Lighting						
HID	100%	2023	\$1,920,500	10	\$1,500	
Alarm						
Security System						
No Component	80%					
Generic	20%	2033	* *	1	\$37,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2028	\$1,580,100	1-3	\$95,600	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source				
Interruptible Gas/Dual	100%	2048 **	1	
Fuel				
	Other Observation, Extent : Light, Area	Affected : 100%		

Location: Basement

Explanation: No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel

Generator. Capacity Of Each Tank 10000 Gal.

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

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

Asset #: 2058

Mechanical	Current Repair		Future Replacement			Maintenance		
System Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment	1000/	20	26	¢2 002 500	1	¢407.200		
Steam Boiler	100% On Extended Life, Exten Location: 10th Floor I Other Observation, Exte Location: 10th Floor Explanation: 2 Units	t : Moderate, Area A Boiler Room nt : Light, Area Affe	cted :	90%	1 Stagm T	\$497,200		
Distribution	Explanation: 2 Units -	2 Instantantous He	ш Ехс	mangers Convert	Steam 10	Hoi waier		
Hot Wtr Piping/Pump	90%	20	36	* *	4	\$33,400		
Tiot wa Tiping Tump	Other Observation, Exte Location: Basement T Explanation: Hot Wate	nt : Light, Area Affe hrough 9th Floor	cted :					
Stoom Dining/Dumn	10%		38	**	aututors			
Steam Piping/Pump	Other Observation, Exte Location: 10th Floor Explanation: 10th Flo	nt : Light, Area Affe	cted :	10%	Usa Hot l	Wator		
Terminal Devices	Explanation : Total File	or Oses Steam For I	reum	ig. Other Floors) se 1101	vvuiei.		
Air Handler	30%	20	28	\$2,009,300	1	\$93,100		
Convector/Radiator	30%)33	**	1	\$48,600		
Fan Coil Unit/Heat	40%		28	\$2,853,300	1	\$64,900		
Air Conditioning						·		
Energy Source								
Electricity	100%	20)36	* *	1			
Conversion Equipment Centrifugal, Elec Chiller	98% R-134a Refrigerant, Exte		041 ected	**	1	\$532,400		
	Location : Chillers Other Observation, Exte Location : Roof	nt : Light, Area Affe	cted :	100%				
	Explanation : 3 Units I Operational Yet. Did N				er On Th	e Roof Not		
Exterior Pkg Unit - Cooling	1%	20)33	* *	2	\$300		
·	Other Observation, Extent : Light, Area Affected : 1% Location : Roof Explanation : 2 Units Used For Elevator Machine Rooms.							
Split Unit	1%		33	* *				
Distribution CW & CHW Wtr Pipe/Pump	100%)48	* *	4	\$37,100		
Terminal Devices								
Air Handler/Cool/Ht	50%	20)33	* *	1	\$155,200		
Fan Coil - 4 Pipe	50%	20	28	\$5,575,900	1	\$81,100		

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

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

Asset #: 2058

Mechanical	Current Repair		Futur	e Replacement	М		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection	1000/		2022	* *	2	Φ505 2 00	
Water Cooling Tower	100%	Surface I to by Amon	2032		2	\$505,200	
	Other Observation, I Location : Roof	Extent : Lignt, Area	Ајјестеа	: 100%			
	Explanation : 2 Un	its Installed In 201	3 Samo T	ima As Chillars In	The 10th	Floor	
Ventilation	Explanation . 2 On	us instatted in 201.	5 Same 1	ime As Cittlers In	The Toin	11001.	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$443,200	
Exhaust Fans						, ,, ,,	
Interior	100%		2028	\$1,694,600	2	\$15,400	
Plumbing							
H/C Water Piping							
Brass/Copper	10%		2048	* *	1		
Galvanized Steel	90%		2033	* *	1		
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location : Basemen						
	Explanation : In Li	ne Pressure Booste	r Pump F	or Domestic Cold	Water.		
HW Heat Exchanger							
HTHW/HW	100%		2048	* *			
	Other Observation, I		Area Affe	cted : 100%			
	Location : Basemen						
G B	Explanation: 2 Un	its					
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	10070		LIFE		1		
Sump Pump(s) Non-Submersible	100%		2033	* *	4	\$10,600	
Sewage Ejector(s)	10070		2033			\$10,000	
Electric	100%		2033	* *	4	\$20,000	
Backflow Preventer	10070		2033			Ψ20,000	
Generic	100%		2033	* *	1	\$30,700	
Fixtures	10070					\$20,700	
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	90%		LIFE	* *			
	Other Observation, I	Extent : Light, Area	Affected	: 90%			
	Location: (6) Lm-9	9 (4) B-9 (1) B-	10				
	Explanation: 11 U	nits					
Hydraulic	10%		LIFE	* *			
-	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: Lm-4th	Floor					
	Explanation: 2 Un	its					

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

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

Page: 72

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BRONX FAMILY/CRIMINAL COURT

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
ertical Transport						
Escalators						
Under 20' Rise	100%	LIFE	* *			
	Other Observation, Extent : Lig	ght, Area Affected : 10	0%			
	Location: (2) Lm - M, (2) M-	1, (2) 1-2				
	Explanation: 6 Units					
ire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$253,100	
Sprinkler						
No Component	70%					
Generic	30%	2048	* *	1-2	\$42,200	
	Other Observation, Extent : Light, Area Affected : 30%					
	Location : Garage, Basement	, Cellar 1st And 2nd F	loor			
	Explanation : Deluge System 2nd Floor.	For The Garage. Dry	System For Ce	ellar, Bas	sement 1st And	
Fire Pump						
Generic	100%	2024	\$306,600	1	\$93,700	

Page: 73

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BRONX HALL OF JUSTICE Address : 265 EAST 161 STREET

Borough : BRONX Agency's Number : N/A

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,229,100	\$1,572,300
Interior Architecture	\$1,828,900	\$2,753,900
Electrical		\$470,300
Mechanical	\$4,078,300	\$3,157,200
Total	\$10,136,400	\$7,953,700
Importance Code A	\$4,229,100	\$1,572,300
Importance Code B	\$5,833,700	\$5,113,700
Importance Code C	\$73,500	\$1,267,700
Total	\$10,136,400	\$7.953,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,700	\$3,800		
Interior Architecture	\$1,184,700			\$219,300
Electrical	\$119,300	\$153,800	\$136,500	\$153,000
Mechanical	\$244,200	\$232,900	\$450,100	\$247,500
Elevators/Escalators	\$202,100	\$202,100	\$202,100	\$202,100
Total	\$1,777,000	\$592,600	\$788,700	\$821,900
Importance Code A	\$62,900	\$40,000	\$38,100	\$36,200
Importance Code B	\$1,714,100	\$552,600	\$750,500	\$785,700
Total	\$1,777,000	\$592,600	\$788,700	\$821,900



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

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

Asset #: 14315

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior Exterior Walls Metal/Glass Curt Wall	65% 0-2 Glazing Broken/Crac Location : Seventh	_	LIFE Area Aff	* * fected : 20%	5	\$794,200	
Metal Panel	20% 0-2 Broken/Missing Elen Location: Through	_	2045 , Area A <u>j</u>	* * ffected : 10%	5	\$244,400	
Granite Panels	5%		LIFE	* *	5	\$24,400	
Pre-Cast Concrete	10%		LIFE	* *	5	\$211,800	
Windows Metal Louvers No Component	10% 90%		2034	* *	10		
Parapets							
Metal Panel	10%		2045	* *	5	\$7,700	
Metal Rail	90%		2038	* *	5-10	\$322,000	
Roof IRMA/Protected Membrane	4% Now	\$26,700	2030	* *			
	Water Penetration, E Location: Through	out					
Metal Panel	4% Now Seams Open/Split, Ex Location: Over 2nd						
Modified Bitumen	90% Now Water Penetration, E Location: Through	-	2030 Affected :	**			
Skylight, Metal/Glass	2% Other Observation, E Location : Through Explanation : 2 Un	out	2045 Affected	**	10	\$27,500	
terior							
Floors				*			
Carpet	40% 0-2 Punct/Tear/Impact D Location: Through	-	2024 vere, Ared	\$5,670,700 a Affected : 20%	3	\$657,800	
Cast in Place Concrete	10% 4+ Loose/Delam Surface Location: Boiler R	oom			5	\$239,800	
	Paint Peeling, Extend Location : Elevator		04				
Ceramic Tile	5%		2034	* *	5	\$54,800	
Granite Panels	15%	#1 045 505	LIFE	* *	5	\$123,300	
Terrazzo	30% 0-2 Cracking/Crumbling, Location: Through	_	LIFE a Affecte	* * cd : 10%	5	\$257,000	

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

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

Asset #: 14315

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	8%			2034	* *	5	\$147,000	
Gypsum Board	75%			LIFE	* *	5	\$826,700	
		0	ents, Extent : Light Room 1031	t, Area A	ffected : 1%			
		etration, E. : Through	xtent : Light, Area A out	Affected	: 10%			
Granite Panels	12%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$367,400	
Ceilings								
AcousTileSusp.Lay-In	58%	0-2	\$260,500	2038	* *	5	\$318,000	
		ssing Elem : Through	ents, Extent : Light out	t, Area A	ffected : 10%			
Gypsum Board	40%	0-2	\$449,300	LIFE	* *	5	\$548,200	
V 1	Water Pene	etration, E.	xtent : Light, Area	Affected	: 2%			
			r And Ceiling Abov					
Metal Panel	2%			LIFE	* *	5	\$27,400	

ectrical	Current Repair	Future R	eplacement	Ma		
tem Component Type	% of Fail Date Estimated Co Total (Years)	est Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
ler 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2051	* *	5	\$3,800	
	Other Observation, Extent: Light, A.	rea Affected : 10	00%			
	Location: Electrical Room					
	Explanation: Four 5000 Amperes	Services				
Transformers						
Dry Type	100%	2042	* *	5	\$2,700	
	Other Observation, Extent: Light, A.	rea Affected : 10	00%			
	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		

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

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

Asset #: 14315

Electrical	Current Repair	Future Replace	ement	Ma		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Motor Control Center	10% 80%	2042 2042	* *	5 5	\$500 \$16,000	
Motor Control Center	Other Observation, Extent : Light, Area Location : First, Seventh And Mezzan Explanation : Both Sides	Affected : 80%		3	\$10,000	
Motor Control Center	10% Other Observation, Extent: Light, Area Location: Mezzanine Explanation: Used For Smoke Purge	2042 Affected : 10%	* *	5	\$2,000	
Ground Grounding Devices Generic	100% Other Observation, Extent : Moderate, . Location : Basement Explanation : Water Main	LIFE Area Affected : 100	**	5	\$10,800	
tand-by Power Transfer Switches						
Automatic	100% Other Observation, Extent: Moderate, Location: At Various Locations Explanation: Multiple Units	2042 Area Affected : 100	**	1	\$225,400	
Generators Diesel	100% Other Observation, Extent : Moderate, 2 Location : Basement Explanation : 1000 Kva	2038 Area Affected : 100	* *	1	\$283,700	
Batteries					**- ***	
Lead/Acid	100%	2020	\$1,500	5	\$27,100	
Fuel Storage Day Tank	20% Other Observation, Extent: Moderate, Location: Basement Explanation: 275 Gallons	2047 Area Affected : 100	* *	5	\$27,200	
Main Tank	80% Other Observation, Extent: Moderate, Location: Basement Explanation: 10,000 Gallons, Shared		* *	5	\$17,200	
Lighting						
Interior Lighting Fluorescent	50% T-12 Lamps And Fixtures, Extent : Mod Location : Throughout	2033 erate, Area Affected	* * d : 100%	10	\$335,900	
Fluorescent	20% T-8 Lamps And Fixtures, Extent: Mode Location: Throughout	2033 cate, Area Affected	* *	10	\$134,400	

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

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

Maintenance

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

Asset #: 14315

Future Replacement

Current Repair

Electrical

Electrical	Current R	epair	Future	e Replacement	IVI	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting Earses Lightine							
Egress Lighting Exit, LED	60%		2060	* *	1		
Exit, Service	10%		2033	* *	1		
-	30%		2033	* *	10	¢14 000	
Exit, Battery	3070		2033		10	\$14,800	
Exterior Lighting	1000/		2022	* *	10	¢2.200	
HID	100%		2033		10	\$2,200	
Lightning Protection							
Arresters/Cabling	1000/		2060	* *	_	¢21.500	
Generic	100%		2060		5	\$21,500	
Alarm							
Security System Generic	100%		2033	* *	1	\$272,600	
	10070		2033		1	\$273,600	
Fire/Smoke Detection	1000/		2022	* *	1.2	¢451 400	
Generic, Digital	100%		2033		1-3	\$451,400	
Mechanical	Current R	onair	Future	e Replacement	M	aintenance	
				·			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Energy Source Interruptible Gas/Dual Fuel	100% Other Observation, Ex Location: Vault Explanation: 2 - 10,				1		
C	Explanation . 2 - 10,	000 Gation Tanks	F 01 #2 F	uei Oii			
Conversion Equipment Hot Water Boiler	100% Other Observation, Ex Location: Boiler Ro Explanation: 3 Boile	om	2038 Affected .	**: 100%	1	\$362,200	
Distribution							
Hot Wtr Piping/Pump	100%		2041	* *	4	\$36,100	
Terminal Devices							
Air Handler	35%		2030	* *	1	\$158,500	
Convector/Radiator	60%		2038	* *	1	\$142,000	
Unit Heater - Steam	5% Now Other Observation, Ex Location: Sallyport Explanation: Insuffi				4	\$3,400	
Air Conditioning	T						
Energy Source							
Electricity	100%		2047	* *	1		
					-		
,	Other Observation, Ex Location: Chiller Re	-		: 33%			

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

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

Asset #: 14315

		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 Chille				2034	* *	1	\$713,400		
Interior Pkg Unit - Cooling	10%	Now	\$2,598,700	2030	* *	2	\$3,600		
	-	rable, Exte : Unit 2, 8	ent : Severe, Area A 7, 9, 19	ffected :	100%				
		ervation, E : Through	Extent : Severe, Are out	a Affecte	d : 100%				
	Explanat	_	equate Condenser V	Vater Flo	w To Operate Equ	ipment			
Distribution	<u> </u>		-						
CW & CHW Wtr Pipe/Pump	100%			2045	* *	4	\$36,100		
			ght, Area Affected Water Cooling Tow						
Terminal Devices Air Handler/Cool/Ht	100%			2030	* *	1	\$453,000		
Heat Rejection									
Water Cooling Tower	100%		\$1,055,000	2026	\$2,637,500	2	\$589,800		
			Extent : Severe, Are	a Affecte	d: 100%				
		: Through							
			enser Water Piping t Flow To Operate			vstem Co	mponents Not		
		Sujjicien	Tiow to Operate.	с qитрте.	nt				
Ventilation		Sugreteri	Tiow to Operate	<u> с</u> qи <i>ірте</i>	nt				
Exhaust Fans		Sugrecen	r riow 10 Operaie			2	\$21,300		
Exhaust Fans Interior	95%	Sugrecer	Tiow 10 Operate	2030	** **	2	\$21,300 \$1,100		
Exhaust Fans Interior Roof		Supreion	Tiow to Operate		* *	2 2	\$21,300 \$1,100		
Exhaust Fans Interior Roof Plumbing	95%	Suprecess	Tiow to Operate	2030	* *		•		
Exhaust Fans Interior Roof Plumbing H/C Water Piping	95% 5%	Sonyteren	Tiow to Operate	2030 2030	* *		•		
Exhaust Fans Interior Roof Plumbing	95%	Songitation	Tiow to Operate	2030	**	2	•		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper	95% 5%	Sonner	Tiow to Operate	2030 2030	**	2	•		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater	95% 5% 100%		Extent : Light, Area	2030 2030 2045 2023	* * * * \$423,900	1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater	95% 5% 100% 100% Other Obse		Extent : Light, Area	2030 2030 2045 2023	* * * * \$423,900	1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater	95% 5% 100% 100% Other Obse Location	ervation, E : Boiler R	Extent : Light, Area	2030 2030 2045 2023	* * * * \$423,900	1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater	95% 5% 100% 100% Other Obse Location	ervation, E : Boiler R	Extent : Light, Area oom	2030 2030 2045 2023	* * * * \$423,900	1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired	95% 5% 100% 100% Other Obse Location Explanat	ervation, E : Boiler R ion : 2 Un	Extent : Light, Area oom its - 250 Gallons \$254,300	2030 2030 2045 2023 Affected	** ** \$423,900 : 100%	1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping	95% 5% 100% 100% Other Obso Location Explanat 100% Other Obso	ervation, E : Boiler R ion : 2 Un Now ervation, E	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are	2030 2030 2045 2023 Affected	** ** \$423,900 : 100%	1 2	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping	95% 5% 100% 100% Other Obset Location Explanat 100% Other Obset Location	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are ner House Sewer	2030 2030 2045 2023 Affected	** ** \$423,900 : 100% **	1 2	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron	95% 5% 100% 100% Other Obset Location Explanat 100% Other Obset Location	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are	2030 2030 2045 2023 Affected	** ** \$423,900 : 100% **	1 2	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron Storm Drain Piping	95% 5% 100% 100% Other Obso Location Explanat 100% Other Obso Location Explanat	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are ner House Sewer	2030 2030 2045 2023 Affected LIFE a Affected	** ** \$423,900 : 100% ** d: 100%	1 2	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	95% 5% 100% 100% Other Obset Location Explanat 100% Other Obset Location	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are ner House Sewer	2030 2030 2045 2023 Affected	** ** \$423,900 : 100% **	1 2	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron Sump Pump(s)	95% 5% 100% 100% Other Obse Location Explanat 100% Other Obse Location Explanat	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are ner House Sewer	2030 2030 2045 2023 Affected LIFE a Affected LIFE	** ** \$423,900 : 100% ** d: 100% *Replacement **	1 2 1	\$1,100		
Exhaust Fans Interior Roof Plumbing H/C Water Piping Brass/Copper Water Heater Gas Fired Sanitary Piping Cast Iron Storm Drain Piping Cast Iron	95% 5% 100% 100% Other Obso Location Explanat 100% Other Obso Location Explanat	ervation, E : Boiler R ion : 2 Un Now ervation, E : S W Cor	Extent : Light, Area oom its - 250 Gallons \$254,300 Extent : Severe, Are ner House Sewer	2030 2030 2045 2023 Affected LIFE a Affected	** ** \$423,900 : 100% ** d: 100%	1 2	\$1,100		

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

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

Mechanical	Current Repair	Future Repla	cement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ited 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	III . C				
D' .	Explanation : Fire And Domestic	c Water Service				
Fixtures	1000/					
Generic	100%					
Vertical Transport						
Elevators Geared Traction	95%	LIFE	* *			
Geared Traction	95% Other Observation, Extent : Light,					
	Location : (12) S B-9, (8) S B-6,					
	Explanation: 21 Units	(1) 1-7				
Hydraulic	5%	LIFE	* *			
Trydraune	Other Observation, Extent : Light,					
	Location: B-2	Area Ajjeciea . 100/0				
	Explanation: 1 Unit					
Escalators	Experience : 1 Citi					
Under 20' Rise	100%	LIFE	* *			
20 1450	Other Observation, Extent : Light,					
	Location : Lobby	33				
	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	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,009,500	\$130,100
Interior Architecture	\$175,000	\$203,600
Electrical	\$87,100	
Mechanical	\$57,900	\$360,100
Total	\$1,329,600	\$693,800
Importance Code A	\$1,009,500	\$130,100
Importance Code B	\$276,600	\$461,100
Importance Code C	\$43,400	\$102,600
Total	\$1,329,600	\$693,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$26,700			
Interior Architecture	\$293,100	\$7,400		\$15,900
Electrical	\$11,400	\$8,600	\$24,000	\$15,100
Mechanical	\$72,400	\$34,700	\$74,200	\$41,500
Elevators/Escalators	\$65,900	\$65,900	\$65,900	\$65,900
Total	\$469,600	\$116,700	\$164,100	\$138,500
Importance Code A	\$31,600	\$4,900	\$6,300	\$4,900
Importance Code B	\$355,100	\$108,100	\$157,900	\$133,600
Importance Code C	\$82,900	\$3,700		
Total	\$469,600	\$116,700	\$164,100	\$138,500



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

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

rchitecture		Current Repair Future Replace			e Replacement	lacement Maintenance			
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
kterior									
Exterior Walls									
Glass Block		Now	\$43,500	LIFE	* *	5	\$5,400		
			d, Extent : Moderat	e, Area A	Affected : 25%				
		n : Through							
			xtent : Severe, Area		d : 10%				
		<u> </u>	st) Facade, Street I	Level					
Masonry: Brick Cavity	68%		\$318,500	LIFE	* *	5	\$83,900		
	-		e, Extent : Modera	te, Area 1	Affected : 20%				
			d And Throughout						
			d, Extent : Moderat						
			nd South Facades, I						
	_		t, Extent : Modera	te, Area 1	Affected : 15%				
		n : At Louve							
		e e	Extent : Moderate		ffected : 15%				
			indow Sills And Ve		1 100/				
			nt : Moderate, Ared	33					
			d, Rear Facade At A				*		
Masonry: Sandstone	5%		\$9,600	LIFE	**	5	\$4,600		
	-		Moderate, Area Af	fected:	15%				
		n : Bulkhead							
Metal/Glass Curt Wall	20%		\$396,600	LIFE	* *	5	\$46,300		
	-		ıt : Light, Area Affe	ected : 60)%				
		n : Through		A CC	. 1 2007				
	_		tent : Moderate, Ar		ed: 20%				
			acade At Main Stair		Affactad . 250/				
		Deierioraie n : Through	ed, Extent : Modera	ue, Area	Affectea : 25%				
		_	oui xtent : Light, Area 1	Affortad	. 200/				
			r At Main Stair (No						
Windows	Locuito		7 111 1714011 51411 (114	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Aluminum	90%	Now	\$211,600	2042	* *	5	\$12,500		
			ked, Extent : Sever		Affected : 2%	J	\$1 2 ,200		
	_		r, West Facade						
	Caulking	Deteriorate	d, Extent : Modera	te, Area	Affected : 25%				
		n : Upper F							
			xtent : Moderate, A	rea Affe	cted : 15%				
			Rooms On Upper F			Floor El	levator Lobby		
Metal Louvers	10%	4+	\$4,200	2035	* *				
			xtent : Light, Area		: 30%				
		n : Through							

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

Asset #: 4374

Architecture	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Parapets								
Masonry: Brick Cavity	15%			LIFE	* *	5	\$500	
Masonry: Sandstone	5%			LIFE	* *	5	\$200	
Metal Rail	75%	4+	\$7,400	2039	* *	5	\$19,400	
		_	xtent : Moderate, A	rea Affe	cted : 30%			
		: Through						
	_		Extent : Moderate,		ected : 5%			
		: Northwe	st Corner - 6th Flo					
Stucco Cement	5%			2039	* *	5	\$500	
Roof								
IRMA/Protected Membrane	82%	0-2	\$39,300	2031	* *			
		Broken Paver Blocks, Extent: Moderate, Area Affected: 25% Location: 6th Floor Roof						
	Drains Inc	ıd/Misposn	, Extent : Moderate	e, Area Ą	ffected : 15%			
	Location	: 6th Floor	r Roof					
	Insul Miss	/Displaced	, Extent : Moderate	e, Area A	ffected : 15%			
	Location	: 6th Floor	r Roof					
		aged Flash : South Fa	nings, Extent : Mode acade	erate, Ar	ea Affected : 30%			
	_	Growth, E	Extent : Moderate, A out	Area Affe	cted : 20%			
Modified Bitumen	10%			2026	\$17,500	10	\$3,000	
Modified Bituilleli	5%			2039	* *	1	4-7	
	2/0							
Skylight, Plastic	3%	Now	\$5,300	LIFE	* *	5	\$11,900	
	3% Corrosion	Rusting, E	\$5,300 Extent : Moderate, A e Canopy			5	\$11,900	
Skylight, Plastic Sloped Glazing	3% Corrosion		xtent : Moderate, A			5	\$11,900	
Skylight, Plastic Sloped Glazing	3% Corrosion	Rusting, E	xtent : Moderate, A			5	\$11,900	
Skylight, Plastic Sloped Glazing nterior	3% Corrosion	Rusting, E	xtent : Moderate, A			3	\$11,900 \$29,900	
Skylight, Plastic Sloped Glazing nterior Floors	3% Corrosion Location 10% Staining/L	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	Area Affec	\$193,500			
Skylight, Plastic Sloped Glazing nterior Floors	3% Corrosion Location 10% Staining/L	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	Area Affec	\$193,500			
Skylight, Plastic Sloped Glazing aterior Floors	3% Corrosion Location 10% Staining/L	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	Area Affec	\$193,500			
Skylight, Plastic Sloped Glazing aterior Floors Carpet	3% Corrosion Location 10% Staining/L Location	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	Area Affeo 2019 ea Affecto	\$193,500 ed: 50%	3	\$29,900	
Skylight, Plastic Sloped Glazing nterior Floors Carpet Cast in Place Concrete	3% Corrosion Location 10% Staining/L Location 10%	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	2019 ea Affecte	\$193,500 ed:50%	3	\$29,900 \$32,700	
Skylight, Plastic Sloped Glazing Interior Floors Carpet Cast in Place Concrete Ceramic Tile	3% Corrosion Location 10% Staining/E Location 10% 5%	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	2019 ea Affecte LIFE 2035	\$193,500 ed:50%	3 5 5	\$29,900 \$32,700 \$7,500	
Skylight, Plastic Sloped Glazing Interior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels	3% Corrosion Location 10% Staining/E Location 10% 5% 10%	Rusting, E : Entrance	Extent : Moderate, A e Canopy , Extent : Light, Are	2019 ea Affecte LIFE 2035 LIFE	\$193,500 ed:50%	3 5 5 5 5	\$29,900 \$32,700 \$7,500 \$11,200	
Skylight, Plastic Sloped Glazing Interior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Terrazzo	3% Corrosion Location 10% Staining/L Location 10% 5% 10% 20% 45% Cracking/C	Rusting, E : Entrance Discoloring, : Through	Extent: Moderate, A e Canopy , Extent: Light, Are out \$58,000 Extent: Light, Are	2019 ea Affecte LIFE 2035 LIFE LIFE LIFE 2031	\$193,500 ed:50% ** ** **	3 5 5 5 5 5	\$29,900 \$32,700 \$7,500 \$11,200 \$23,400	
Skylight, Plastic Sloped Glazing Interior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Terrazzo	3% Corrosion Location 10% Staining/L Location 10% 5% 10% 20% 45% Cracking/ Location	Rusting, E.: Entrance Siscoloring, : Through	Extent: Moderate, A e Canopy , Extent: Light, Are out \$58,000 Extent: Light, Are	2019 ea Affecte LIFE 2035 LIFE LIFE 2031 ea Affecte	\$193,500 ed:50% ** ** ** **	3 5 5 5 5 5	\$29,900 \$32,700 \$7,500 \$11,200 \$23,400	

 $^{{\}it Maintenance~\$ are aggregated over a ten-year period.~Site specific cost escalations are not included.}$

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

Asset #: 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
nterior								
Interior Walls								
Ceramic Tile	5%			2035	* *	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	* *	5	\$5,900	
Glass: Single Pane	5%		\$22,300	LIFE	* *	5	\$5,500	
	Other Observation, Extent: Moderate, Area Affected: 35%							
			Stair - All Levels					
	Explana	tion : Clou	ded / Staining					
Gypsum Board	50%	Now	\$30,800	LIFE	* *	5	\$44,000	
-	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	n : Stair B I	Bulkhead, Various <mark>F</mark>	Rooms O	n Upper Floors, 10	Oth Floor	Elevator Lobby	
Masonry: Brick	15%	4+	\$43,400	LIFE	* *			
	_		, Extent : Moderate		ffected : 20%			
	_	n : Main Sta		, ,	,			
Granite Panels	5%	4+	\$29,800	LIFE	* *			
Grante Fanels		•	Extent : Moderate, A		cted · 25%			
		n : Entrance		1.00.11990	20,0			
			ing/coloring					
Wood	10%			LIFE	* *	5	\$58,600	
Ceilings	1070			LII L			Ψ30,000	
AcousTileSusp.Lay-In	60%	0-2	\$73,600	2039	* *	5	\$44,900	
Acous The Susp. Lay-In			Extent : Light, Are		od · 10%	3	411, 700	
	_	n : Through	_	a rijjeere	. 10/0			
			Extent : Moderate,	Area Aft	Sected : 15%			
		0 0	ing Walls - Upper I		естей . 1570			
F 1.G			ing mans opper i		* *		Φ2 200	
Exposed Concrete	10%		фо. 2 00	LIFE	* *	5	\$2,300	
Gypsum Board	30%		\$9,200	LIFE		5	\$56,100	
			xtent : Moderate, A			7 11		
	Location	n : Various .	Rooms On Upper F	loors, 10	Ith Floor Elevator	Lobby		

ectrical	Current Repair	Future Re	Future Replacement		aintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2046	* *	5	\$2,600		
	Other Observation, Extent : Mod	erate, Area Affected	: 100%				
	Location : Electrical Room						
	Explanation : One Electrical Se	rvice Rated At 6000	Amperes				
Transformers							
Dry Type	100%	2039	* *	5	\$400		
7 71	Other Observation, Extent : Mod	erate, Area Affected	: 100%				
	Location: Throughout						
	Explanation: Multiple Units -	/arious Sizes					
Switchgear / Switchboard							
Molded Case Bkrs	100%	2046	* *	5	\$2,600		

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

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

Asset #: 4374

Electrical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2046	* *	1		
Panelboards			de de	_		
Molded Case Bkrs	100%	2042	* *	5	\$2,600	
Wiring	1000/	2046	* *	1		
Thermoplastic	100%	2046	* *	1		
Motor Controllers	50/	2020	* *	5		
Locally Mounted Motor Control Center	5% 95%	2039 2039	* *	5	£2.600	
	93%	2039		5	\$2,600	
Grounding Davisos						
Grounding Devices Generic	100%	LIFE	* *	5	\$1,500	
Generic	Other Observation, Extent : Ma		. 100%	3	\$1,500	
	Location : Basement	aeraie, mea mjeciea	. 100/0			
	Explanation: Water Main					
Stand-by Power	Explanation : Water Main					
Transfer Switches						
Automatic	100%	2039	* *	1	\$30,800	
Generators						
Diesel	100%	2035	* *	1	\$38,700	
	Other Observation, Extent : Mo	oderate, Area Affected	: 100%			
	Location: Penthouse					
	Explanation: No Rating Avail	lable				
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	
Lighting						
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$87,100	
	Other Observation, Extent : Mo		: 100%			
	Location : Throughout The Bu	iilding				
	Explanation: T-8 Lamps					
Incandescent	5%	2031	* *	2	\$100	
Egress Lighting	1000/			_		
Emergency, Service	100%	2031	* *	1		
Exterior Lighting	2007	2021		4.0	44.00	
HID	20%	2031	* *	10	\$100	
No Component	80%					
Alarm						
Fire/Smoke Detection	700/					
No Component	70%	2021	* *	1.2	#10.100	
Generic, Analog	30%	2031	* *	1-3	\$19,100	

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

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

Asset #: 4374

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type		Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source Interruptible Gas/Dual Fuel	100%			2046	* *	1		
	Location:	Basemen	extent : Light, Area et Vault 000 Gallon Tank	Affected	: 100%			
Conversion Equipment	2007 1000 1000 1000 1000 1000 1000 1000	,,,,,						
Hot Water Boiler	Location:	Sixth Flo	extent : Light, Area oor Mechanical Eq	uipment l		1	\$49,400	
Distribution	Explanatio	on : (2) D	ual Fuel Hot Water	r Boilers				
Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,900	
Terminal Devices Air Handler	50%			2031	* *	1	\$30,900	
Convector/Radiator	50%			2039	* *	1	\$16,200	
ir Conditioning							, , , , , ,	
Energy Source Electricity	100%			2042	* *	1		
Conversion Equipment Centrifugal, Elec Chiller		musetian E	Sutant Light Auga	2035	**	1	\$108,200	
			xtent : Light, Area oor Mechanical Eq					
			ory Screw Chillers	-				
Distribution CW & CHW Wtr Pipe/Pump	100%			2046	* *	4	\$4,900	
Terminal Devices Air Handler/Cool/Ht	100%			2031	* *	1	\$61,800	
Heat Rejection Water Cooling Tower	100% Recent Repo		nt, Extent : Light, A	2027 rea Affec	\$360,100 rted: 100%	2	\$100,600	
Tentilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
Exhaust Fans Roof No Component	10% 90%			2031	* *	2	\$300	
The Component	Other Obsert Location :	Basemen	extent : Light, Area at And Sixth Floor oment Covered Und				CTL:- D	

Plumbing

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

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

System Component Type % of Fail Date Estimated Cost FY	\$57,900	Cycle (Yrs) 1 1 2	Estimated Cost	Priority
H/C Water Piping Brass/Copper 98% 2046 Brass/Copper 2% 0-2 \$14,100 2056 Other Observation, Extent: Moderate, Area Affected Location: Roof Explanation: Deteriorating Roof Tank Shingles Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	* * * * * * * * * * * * * * * * * * *	1	\$1,500	
Brass/Copper 98% 2046 Brass/Copper 2% 0-2 \$14,100 2056 Other Observation, Extent: Moderate, Area Affected Location: Roof Explanation: Deteriorating Roof Tank Shingles Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	* * * * * * * * * * * * * * * * * * *	1	\$1,500	
Brass/Copper 2% 0-2 \$14,100 2056 Other Observation, Extent: Moderate, Area Affected Location: Roof Explanation: Deteriorating Roof Tank Shingles Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	* * * * * * * * * * * * * * * * * * *	1	\$1,500	
Other Observation, Extent: Moderate, Area Affected Location: Roof Explanation: Deteriorating Roof Tank Shingles Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	\$57,900 : 100%		\$1,500	
Location: Roof Explanation: Deteriorating Roof Tank Shingles Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	\$57,900 : 100%	2	\$1,500	
Water Heater Gas Fired 100% Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	: 100%	2	\$1,500	
Water Heater Gas Fired 100% 2021 Recent Repair Evident, Extent: Light, Area Affected Location: Sixth Floor Mechanical Room	: 100%	2	\$1,500	
Recent Repair Evident, Extent : Light, Area Affected Location : Sixth Floor Mechanical Room	: 100%	2	\$1,500	
Location : Sixth Floor Mechanical Room				
	* *			
Sanitary Pining	* *			
	* *	4		
Cast Iron 100% LIFE		1		
Storm Drain Piping Cast Iron 100% LIFE	* *	1		
Sump Pump(s)		1		
Non-Submersible 100% 2031	* *	4	\$3,200	
Sewage Ejector(s)		•	Ψ5,200	
Electric 100% 2031	* *	4	\$6,000	
Backflow Preventer				
Generic 100% 2031	* *	1	\$6,100	
Fixtures				
Generic 100%				
Vertical Transport				
Elevators Geared Traction 100% LIFE	* *			
Other Observation, Extent: Light, Area Affected: 10				
Location: First Floor Through Tenth Floor	070			
Explanation: 6 Units				
Escalators				
Over 20' Rise 100% LIFE	* *			
Other Observation, Extent : Light, Area Affected : 10	0%			
Location: Lower Floors				
Explanation: 2 Units				
ire Suppression				
Standpipe Generic 100% 2046	* *	1-5	\$52,300	
Combination Sprinkler/Stdpipe, Extent : Light, Area			φ32,300	
Location : Basement	-yjeenea . 100/	•		
Sprinkler				
Generic 100% 2046	* *	1-2	\$28,000	
Fire Pump				
Generic 100% 2035	* *	1	\$18,700	

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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

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,atc

Block : 4832 Lot : 9 BIN : 2063174

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$104,900	\$98,700		
Interior Architecture	\$103,100	\$581,100		
Electrical	\$35,500	\$157,000		
Mechanical	\$310,600	\$200,800		
Total	\$554,200	\$1,037,600		
Importance Code A	\$104,900	\$98,700		
Importance Code B	\$449,300	\$938,900		
Total	\$554,200	\$1,037,600		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,200			\$13,200
Interior Architecture	\$72,500	\$3,700	\$28,100	\$15,900
Electrical	\$1,300	\$1,200	\$7,200	\$1,300
Mechanical	\$10,700	\$1,900	\$45,600	\$1,900
Total	\$134,700	\$6,800	\$80,800	\$32,200
Importance Code A	\$50,900	\$700	\$9,200	\$13,900
Importance Code B	\$68,200	\$6,000	\$71,600	\$18,300
Importance Code C	\$15,600			
Total	\$134,700	\$6,800	\$80,800	\$32,200



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

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

Asset #: 13869

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Dat Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Masonry: Brick	80%		LIFE	* *	5	\$98,700		
Masonry: Granite	5%		LIFE	* *	5	\$4,600		
Masonry: Limestone	10%		LIFE	* *	5	\$9,300		
Wood	5% Now	\$65,600	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 Doi	mers And Tower						
Windows								
Aluminum	95%		2042	* *	5	\$26,300		
Wood	5% Now	\$39,400	2051	* *	5	\$6,900		
	Dry Rot/Decay, Ext Location : Basem	tent : Moderate, Area ent	ı Affectea	l : 25%				
	Thermally Inefficie	nt, Extent : Severe, A	rea Affec	eted : 100%				
	Location: Basem	ent						
	Split/Cracked, Exte	nt : Moderate, Area A	Affected .	: 50%				
	Location: Basem	ent						
Parapets								
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$1,400		
Masonry: Brick	20%		LIFE	* *	5	\$700		
No Component	75%							
Roof								
Built-Up (BUR)	10% Now	\$13,700	2036	* *			1	
		Extent : Severe, Area						
		tion Of Carriage Hoi						
		nt : Moderate, Area A	Affected :	25%				
	Location : Over N	Aeeting Room B						
Copper/Terne	40% Now	\$16,100	2054	* *				
	Water Penetration,	Extent : Moderate, A	rea Affe	cted : 10%				
	Location : Over A	Attic Office						
Metal Panel	30% Now	\$20,300	2031	* *			1	
	Corrosion/Rusting,	Extent : Moderate, A	Area Affe	cted : 25%				
	Location: Over Carriage House							
		Extent : Severe, Area	a Affected	d : 20%				
	Location : Over (
Modified Bitumen	15%		2026	\$26,200	10	\$4,400		
Skylight, Metal/Glass	5%		2036	**	10	\$4,900		
Skylight, Mctai/Glass	3/0		2030		10	φτ,900		

Interior

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

Asset #: 13869

rchitecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors	50/			2025	ΦΩζ ΩΩΩ	2	#17.000	
Carpet	5%		#17.000	2025	\$96,800 * *	3	\$15,000	
Cast in Place Concrete	5%		\$15,800	LIFE		5	\$16,400	
	_	Crumbling, 1 : Basemen	Extent : Light, Are	а Ађесњ	ea : 20%			
			ut					
Ceramic Tile	5%			2035	* *	5	\$7,500	
Vinyl Tile	40%		\$103,100	2026	\$515,700	3	\$22,500	
			Extent : Light, Are	a Affecte	ed : 10%			
			Floor And Attic					
Vinyl Tile	25%	1		2034	* *	3	\$18,700	
Wood	20%	1		2041	* *	5	\$56,100	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$7,300	
Gypsum Board	30%			LIFE	* *	5	\$26,400	
Masonry: Brick	5%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$24,200	
Plaster	5%		\$11,900	LIFE	* *	5	\$2,200	
	_	_	Extent: Moderate	, Area Aj	ffected : 25%			
		n : Basemen						
		-	: Moderate, Area	Affected	: 50%			
	Location	n : Basemen	nt					
Ceilings								
AcousTileSusp.Lay-In	30%			2043	* *	5	\$44,900	
Plaster	50%			LIFE	* *	5	\$46,800	
Plaster	20%			LIFE	* *	5-10	\$51,500	
	_	_	Extent: Severe, A					
		_	e House And Meetii	_				
			xtent : Severe, Area					
	Location	ı : Carriage	e House And Meetii	ng Rom I	В			

lectrical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2036	* *	5		
	Other Observation, Extent : Modera	ite, Area Affecto	ed : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch	n Rated @ 600 .	Amperes			
Fused Disc Sw	50%	2026	\$2,500	5		
	Other Observation, Extent : Modera	ite, Area Affecto	ed : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch	n Rated @ 600 .	Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2026	\$99,000	5	\$400	

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

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

Asset #: 13869

Electrical	Current Repair	Future	Future Replacement		aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	20%	2036	* *	1			
Conduit	80%	2026	\$22,500	1			
Panelboards							
Fused Disc Sw	5%	2034	* *	5			
Molded Case Bkrs	20%	2034	* *	5	\$100		
Molded Case Bkrs	75%	2025	\$22,700	5	\$300		
Wiring							
Braided Cloth	75% 2-4 \$35,500		* *	1			
	Insulation Aged, Extent: Moderate, A		: 100%				
Th 1	Location: Throughout The Building		* *	1			
Thermoplastic Ground	25%	2036	* *	1			
Grounding Devices Not Accessible	50% Other Observation, Extent: Light, Ar Location: Explanation: Covered With Insulat		0%				
Generic	50%	LIFE	* *	5	\$100		
Lighting							
Interior Lighting							
Fluorescent	30%	2031	* *	10	\$4,100		
	Other Observation, Extent : Moderate Location : 1st Floor Explanation : T-8 Lamps	e, Area Affect	ed : 100%				
Fluorescent	60%	2026	\$51,900	10	\$8,300		
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-12 Lamps		ed : 100%				
Fluorescent	7%	2026	\$6,100	10	\$1,000		
	Other Observation, Extent : Moderate Location : Lobby And Hallways						
	Explanation: Compact Fluorescent		es				
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	\$2,900	10			
No Component	95%						

Alarm

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

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

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	* *	1	\$1,700	
	Other Observation, Extent: Mode	erate, Area Affected : 1	00%			
	Location: Hallways And Outsid	le				
	Explanation: CCTV And Intrus	ion Alarm System				
Fire/Smoke Detection						
Generic, Digital	100%	2031	* *	1-3	\$9,500	
	Other Observation, Extent: Mode	erate, Area Affected : 1	00%			
	Location: Throughout The Build	ding				
	Explanation : Strobe Lights, Ma Bells	nual Pull Stations, Ho	rns And Sm	oke Dete	ctors And Alarm	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted 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	\$8,400	1	\$1,900	
	Other Observation, Extent : La	ght, Area Affected :	25%			
	Location : Lower Roof					
	Explanation: 1 Roof Top Pa	ckage Unit				
Hot Water Boiler	75%	2039	* *	1	\$5,600	
	Other Observation, Extent : La	ight, Area Affected :	75%			
	Location : Basement Boiler	Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	75%	2025	\$16,600	4	\$600	
No Component	25%					
Terminal Devices						
Convector/Radiator	75%	2024	\$57,100	1	\$3,600	
No Component	25%					
Air Conditioning						
Energy Source						
Electricity	100%	2034	* *	1		

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

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

Mechanical	Current	Current Repair Future Re		e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	50%		2020	\$266,100	2	\$500	
	R-22 Refrigerant, Ex Location: 5 Units,	-	ffected :	50%			
Ext Pkg Unit - Heating/Cooling	25%		2021	\$44,500	2	\$200	
	R-22 Refrigerant, Ex Location: 1 Unit C	-	ffected :	25%			
Split Unit	25% R-22 Refrigerant, Ex Location: 3 Units,	-	2026 ffected :	\$76,000 25%			
Terminal Devices							
Fan Coil - 2 Pipe	25%		2026	\$67,700	1	\$1,200	
No Component	75%						
Heat Rejection Air Cooled Condenser Unit	25%		2026	\$7,200	2	\$2,600	
No Component	75%						
Ventilation							
Distribution							
Ductwork/Diffusers	75%		LIFE	* *	2-5	\$6,300	
No Component	25%						
Exhaust Fans							
Interior	65%		2021	\$32,900	2	\$300	
Roof	35%		2026	\$8,300	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2036	* *	1		
Water Heater							
Gas Fired	100%		2019	\$8,700	2	\$200	
Sanitary Piping	1000/			ماد ماد			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2019	\$500	4	\$500	
Fixtures Generic	100%						

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

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

Page: 93

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BROOKLYN BOROUGH HALL

Address : 209 JORALEMON STREET @COURT ST.

Area Sq Ft : 55,900 Project Type : REAL PROPERTY

Date of Survey : 21-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Roof, Floors G,1,2,3

Block : 139 Lot : 1 BIN : 3000256

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$149,300	\$263,200
Interior Architecture	\$218,500	\$98,100
Electrical		\$37,400
Mechanical	\$108,800	\$1,090,400
Site Pavements	\$114,500	
Total	\$591,100	\$1,489,100
Importance Code A	\$232,600	\$263,200
Importance Code B	\$146,700	\$1,168,200
Importance Code C	\$211,800	\$57,700
Total	\$591,100	\$1,489,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$17,700			
Interior Architecture	\$115,200			\$13,800
Electrical	\$1,400	\$1,400	\$2,300	\$1,400
Mechanical	\$22,500	\$10,300	\$15,800	\$10,400
Site Enclosure	\$1,100			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$165,800	\$19,600	\$26,000	\$33,400
Importance Code A	\$17,700	\$2,800	\$2,800	\$2,800
Importance Code B	\$109,800	\$16,800	\$23,200	\$30,700
Importance Code C	\$38,200			
Total	\$165,800	\$19,600	\$26,000	\$33,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2035

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Limestone	95%			LIFE	* *	5	\$140,600	
Metal Panel	5%			2038	* *	5-10	\$33,900	
Windows	1000/			2026	* *	_	0157.000	
Wood	100%			2036		5	\$157,900	
Parapets Masonry: Limestone	90%			LIFE	* *	5-10	\$19,800	
Metal Cornice	10%			2043	* *	10	\$600	
Roof	1070			2043		10	\$000	
Copper/Terne	75%			2056	* *	10	\$78,900	
Skylight, Metal/Glass	25%			2048	* *	10	\$35,000	
Interior	2270			_0.0			\$22,000	
Floors								
Carpet	30%	4+	\$33,400	2024	\$333,800	3	\$35,500	
•		r/Impact D : 4th Floo	amage, Extent : Lig r Office	ght, Area	Affected: 2%			
Cast in Place Concrete	5%			LIFE	* *	5	\$17,300	
Ceramic Tile	5%			2037	* *	5	\$3,900	
Mosaic Tile	5%			2033	* *	5	\$9,900	
Marble Panels	45%			LIFE	* *	5	\$53,200	
Wood	10%	4+	\$57,500	2031	* *	5	\$7,400	
			Extent : Light, Ared Floor At Mechanic					
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$18,000	
Fabric on Framing	5%			2029	* *	5	\$3,600	
Marble Panels	30%			LIFE	* *	10	\$17,300	
Plaster	50%			LIFE	* *	5-10	\$61,300	
Wood	10%			LIFE	* *	5	\$115,400	
Ceilings								
Plaster		Crumbling,	\$9,400 Extent : Moderate oor Corridor	LIFE , Area Aj	* * ffected : 10%	5	\$4,000	
			xtent : Moderate, A oor Corridor	rea Affe	cted : 10%			
Plaster	15%			LIFE	* *	5-10	\$16,700	
Plaster	75%			LIFE	* *	5-10	\$83,400	
Site Enclosure								
Fence/Gates								
Iron Picket	Broken/M	_	\$1,100 ents, Extent : Light e Of Building	2048 , Area A	* * ffected : 5%			

Site Pavements

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

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

Asset #: 2035

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Masonry: Granite	75%	4+	\$43,700	LIFE	* *			
		r Miss/Erod : Through	l, Extent : Light, Ai out	rea Affec	ted : 10%			
Pavers/Stone	25%	Now	\$70,700	2031	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	fected : 30%			
	Location	: Marble S	Steps At Entrance					
	Jnt Morta	r Miss/Eroa	l, Extent : Moderat	e, Area A	Affected : 75%			
	Location	: Marble S	Steps At Entrance					

Electrical	С	urrent Repair	Futur	re Replacement	М	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2038	* *	5	\$200	
		ation, Extent : Light, Area	Affected	: 100%			
		Electrical Room					
	Explanation	: One 2000 Amperes Mair	ı Discon	nect Switch			
Switchgear / Switchboard							
Fused Disc Sw	100%		2038	* *	5	\$200	
Raceway							
Conduit	90%		2038	* *	1		
Conduit	10%		2048	* *	1		
Panelboards							
Fused Disc Sw	10%		2036	* *	5	\$100	
Molded Case Bkrs	80%		2036	* *	5	\$1,200	
Molded Case Bkrs	10%		2044	* *	5	\$100	
Wiring							
Thermoplastic	80%		2038	* *	1		
Thermoplastic	20%		2048	* *	1		
Motor Controllers							
Locally Mounted	90%		2033	* *	5	\$300	
Locally Mounted	10%		2041	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
LED	100%		2036	* *			
Egress Lighting							
Exit, LED	100%		2063	* *	1		
Exterior Lighting							
HID	80%		2033	* *	10	\$100	
LED	20%		2036	* *			
Alarm							

Alarm

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

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

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

Asset #: 2035

Electrical	Curren	t Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	80%						
Generic	20%		2028	\$37,400	1	\$4,200	
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2033	* *	1-3	\$10,300	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Heat Exchanger, Plate & Frame	100%	Now	\$83,300	2043	* *	1	\$24,900	
	Abandone	d in Place,	Extent : Light, Are	a Affecte	d : 100%			
	Location	ı : Ground l	Floor Mechanical	Room				
	Other Obs	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	a:Roof						
	Explana	tion : Hot V	Vater Pumped Fron	n Suprem	ne Court Building			
Distribution								
Hot Wtr Piping/Pump	100%			2027	\$219,300	4	\$4,100	
			oderate, Area Affe					
·	Location	ı : Pump In	1st Floor Mechan	cal Roor	n			
Terminal Devices	4007			2022	#225 500		Ф12 000	
Air Handler	40%			2023	\$325,500	1	\$13,800	
	Location Location	-	tent : Light, Area A	јјестеа :	100%			
Fan Coil Unit/Heat	60%			2028	\$520,100	1	\$10,800	
Air Conditioning								
Energy Source								
District C.W.	100%			2038	* *	1		
			xtent : Light, Area					
			From Brooklyn M	unicipal .	Building			
G	Explana	tion : Chille	ed Water					
Conversion Equipment Window/Wall Unit	2%			2022	£2.400	1		
	2% 98%			2023	\$2,400	1		
No Component Distribution	9870							
CW & CHW Wtr Pipe/Pump	100%	Now	\$5,500	2038	* *	4	\$2,800	
i ipori ump	Corroded.	Extent : Me	oderate, Area Affe	eted : 5%	Ó			
			ice To The Buildin					
			: Moderate, Area A		5%			
			Chilled Water Pipi					

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

Asset #: 2035

System Component Type	Estimated Cost	
Terminal Devices		Priority
Air Handler/Cool/Ht		
Ventilation Distribution Distribution Ductwork/Diffusers 100% Now \$6,700 LIFE ** 2-5 Broken, Extent: Moderate, Area Affected: 5% Location: Attic Other Observation, Extent: Light, Area Affected: 1% Location: No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Ventilation Distribution Ductwork/Diffusers 100% Now \$6,700 LIFE ** 2-5 Broken, Extent: Moderate, Area Affected: 5% Location: Attic Other Observation, Extent: Light, Area Affected: 1% Location: No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	\$13,800	
Distribution Ductwork/Diffusers 100% Now \$6,700 LIFE *** 2-5 Broken, Extent: Moderate, Area Affected: 5% Location: Attic Other Observation, Extent: Light, Area Affected: 1% Location: No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 *** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	\$10,800	
Ductwork/Diffusers 100% Now \$6,700 LIFE ** 2-5 Broken, Extent: Moderate, Area Affected: 5% Location: Attic Other Observation, Extent: Light, Area Affected: 1% Location: No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
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 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	\$31,200	
Other Observation, Extent: Light, Area Affected: 1% Location: Attic Explanation: No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	\$31,200	
Location : Attic Explanation : No Access At Time Of Survey Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent : Moderate, Area Affected : 50% Location : Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : Two 120 Gallons		
Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Exhaust Fans Interior 100% Now \$1,600 2023 \$32,300 2 Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Interior		
Broken, Extent: Moderate, Area Affected: 50% Location: Toilet Exhaust Fans Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	\$1,400	
Plumbing H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons	* ,	
H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
H/C Water Piping Galvanized Steel 100% 2041 ** 1 Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Water Heater Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Electric 50% 2026 \$25,500 4 Other Observation, Extent: Light, Area Affected: 100% Location: Mechanical Room Explanation: Two 120 Gallons		
Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : Two 120 Gallons		
Location : Mechanical Room Explanation : Two 120 Gallons	\$200	
Electric 50% 2021 \$25,500 4		
	\$200	
Sanitary Piping		
Cast Iron 100% LIFE ** 1		
Storm Drain Piping		
Cast Iron 100% LIFE ** 1		
Fixtures		
Generic 100%		
Vertical Transport		
Elevators Hydraulic 100% LIFE **		
Other Observation, Extent : Light, Area Affected : 100%		
Location: Lobby: 3rd Floor		
Explanation: 2 Units		
Fire Suppression		
Standpipe		
Generic 100% 2048 ** 1-5		
Sprinkler	\$28,200	
No Component 75%	\$28,200	
Generic 25% 2048 ** 1-2	\$28,200	
Fire Pump	\$28,200 \$3,900	
Generic 100% 2037 ** 1		

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Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS

Address : 120 SCHERMERHORN STREET @ SMITH ST.

Borough : BROOKLYN Agency's Number : 312-304
Program / Asset # : DGS0021.000 / 2061 Yr Built/Renovated : 1932 / 2012

Area Sq Ft : 264,100 Project Type : REAL PROPERTY

Date of Survey : 01-Jul-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,4,8,11,12,13

Block : 169 Lot : 17 BIN : 3000534

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$4,167,200	\$1,028,500
Interior Architecture	\$829,200	\$3,192,700
Electrical	\$126,700	\$640,700
Mechanical	\$1,518,400	\$6,519,600
Total	\$6,641,500	\$11,381,400
Importance Code A	\$4,167,200	\$1,028,500
Importance Code B	\$2,301,200	\$10,197,600
Importance Code C	\$173,100	\$155,300
Total	\$6,641,500	\$11,381,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,400	\$14,000		
Interior Architecture	\$145,500			\$94,500
Electrical	\$52,100	\$41,100	\$36,100	\$69,200
Mechanical	\$107,200	\$48,300	\$64,500	\$53,300
Elevators/Escalators	\$154,000	\$154,000	\$154,000	\$154,000
Total	\$484,100	\$257,400	\$254,600	\$370,900
Importance Code A	\$51,500	\$40,100	\$26,200	\$26,200
Importance Code B	\$432,600	\$217,300	\$228,400	\$344,800
Importance Code C				
Total	\$484.100	\$257,400	\$254,600	\$370,900



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

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

Asset #: 2061

rchitecture	Current R	epair	Futur	e Replacement	M		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Cast in Place Concrete	5% Now Cracking/Crumbling, Location: Emergence Exposed Reinforcement Location: Emergence Repairs in Progress, E Location: Througho	cy Generator Area nt, Extent : Light, a cy Generator Area Extent : Light, Area	Area Affe	ected : 2%	5	\$139,900	
Cast Iron	2% Now	\$188,000	LIFE	* *			
	Broken/Missing Eleme Location : Finials M						
Copper/Terne	2%		2047	* *	10	\$26,200	
	Other Observation, Ex Location: Througho Explanation: Decor	ut		: 100%			
Masonry: Brick	30% Now Rusting Masonry Supt Location: At Roof E Vertical Cracks, Exten Location: Walls Aro Water Penetration, Ex Location: Ladies Lo	xits t : Light, Area Aff und Roof Areas O tent : Moderate, A	ected : 59 Ver 12th Area Affed	% Floor	5	\$167,900	
Masonry: Granite	10% Now Caulking Deteriorated Location: At Grade	\$335,200 l, Extent : Modera	LIFE	* * Affected : 10%	5	\$42,000	
Masonry: Limestone	35% 4+ Repairs in Progress, E Location: Througho Staining/Discoloring, Location: Througho	ut Extent : Moderate			5	\$146,900	
Masonry: Limestone	16%		LIFE	* *	5	\$67,100	
Windows	10,0					\$07,100	
Aluminum	50% Now Caulking Deteriorated Location: Courtyard Unit Inoperable, Exten Location: Courtyard	d Windows 1t : Severe, Area A			5	\$22,400	
Bronze/Brass	5%		2035	* *	5	\$28,000	
Steel	35%		2035	* *	5	\$391,600	
Steel	10% Other Observation, Ex Location : Street Lev	_	2035	**: 100%	5	\$111,900	
	Explanation : Protect	tive Metal Grilles	;				

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

Asset #: 2061

Architecture	Curr	ent Repair	Futu	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Parapets	000/ 37	# (2 000	LIDE	ate ate	_	#10.000	
Masonry: Brick	90% No	•	LIFE	**	5	\$10,800	
		xtent : Moderate, Area 1 Floor, Penthouse Thr		: 13%			
		ring, Extent : Moderat	_	ffected · 20%			
	_	rtilg, Extent : Moderal Floor, Penthouse Thr	_	geerea : 2070			
		on, Extent : Moderate, 1	_	cted : 15%			
		thouses Throughout	33				
Masonry: Limestone	10% No	w \$25,400	LIFE	* *	5	\$1,500	
, - -		Erod, Extent : Modera		Affected : 20%	-	4-,	
	Location: Thre						
	Vegetation Grow	th, Extent : Moderate,	Area Affe	cted : 40%			
	Location: Cop	ing Stones					
		on, Extent : Moderate, .		cted : 25%			
	Location : 12th	n Floor Parapets - Thro	oughout				
Roof		****					
Copper/Terne	60% No	. +,,	2042	* *			
	-	d, Extent : Moderate, A	Area Affe	cted: 25%			
	Location : Ove			Affantad . 250/			
		c/Miss, Extent : Mode a Floor Roof, Drain To					
		Flashings, Extent : Sev					
	_	th West Corner - 12th I		nyjeenea . 1570			
		it, Extent : Moderate, A		rted : 15%			
	Location : At F		55				
	Water Penetratio	on, Extent : Moderate, .	Area Affe	cted : 10%			
	Location : Nea	r Electrical Room In B	asement				
Modified Bitumen	40% No	w \$42,600	2027	\$213,000			
	Blisters, Extent:	Moderate, Area Affect	ted : 25%	•			
	Location : Vari	ous Locations Through	iout				
		Extent: Moderate, Ar	ea Affecte	ed : 10%			
	Location : 11th	a Floor Roofs					
		c/Miss, Extent : Mode					
		r 9th Floor Correction		Area			
	_	: Severe, Area Affected	l : 5%				
	Location: 11th		A A CC	-4-1-150/			
		on, Extent : Moderate,			r Officer		
nterior	Location : Ove	r 9th Floor Correction	Officers	Area Ana 4in Floo	i Ojjices		

Interior

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

Architecture	Current Repair			Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	Water Pen	Now etration, E : At Enry	\$81,400 xtent : Moderate, A Vestibule	2023 Area Affed	\$814,300 cted : 5%	3	\$94,500	
Cast in Place Concrete	10%	Now	\$33,200	LIFE	* *	5	\$137,800	
			xtent : Moderate, A nt Adjacent To Airs					
Ceramic Tile	5%	Now	\$30,900	2036	* *	5	\$15,700	
		Crumbling : Through	Extent : Light, Are out	ea Affecte	ed : 10%			
Cork Tile	10%			2037	* *	5	\$55,100	
Marble Panels	10%			LIFE	* *	5	\$47,200	
Terrazzo	10%	0-2	\$59,300	LIFE	* *	5	\$49,200	
		Crumbling : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Vinyl Tile		Now	\$244,100	2027	\$2,441,000	3	\$106,300	
	_	_	Extent: Light, Are					
	Location	: Commun	iity Service, 4th Flo	or Corri	dors And Through	out		
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	\$7,800	
Gypsum Board	10%			LIFE	* *	5	\$23,300	
Masonry: Brick	5%		4-0 400	LIFE	* *			
Marble Panels		ssing Elen	\$78,400 nents, Extent : Seve it F On 11th Floor	LIFE re, Area 1	• •			
Marble Panels	20%			LIFE	* *			
		Crumbling, : Through	Extent : Light, Are out	ea Affecte	ed : 5%			
Plaster	30%	Now	\$94,700	LIFE	* *	5	\$35,000	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 5% Location: Corridor Near Room 1103, Corrections Officers Area, And Gymnasium							
			xtent : Moderate, A r Near Room 1103,			And Gyn	nnasium	
SGFT/Glazed Masonry	15%			LIFE	* *			
Wood	10%			LIFE	* *	5	\$155,300	

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

Asset #: 2061

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$38,700	2032	* *	5	\$47,200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Basement Corridor							
Exposed Concrete	5%			LIFE	* *	5	\$4,900	
Plaster	75%	Now	\$314,000	LIFE	* *	5	\$295,200	
	Cracking/C	Crumbling,	Extent : Moderate	, Area Aj	fected : 5%			
	Location	: Near Ele	ctric Room in Base	ement				
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location : Corridor Near Rooms 1103, 1102A							
Plaster	5%			LIFE	* *	5	\$19,700	

lectrical		Current Repa	nir	Futur	e Replacement	M	aintenance	
ystem Component Type		ail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	* *	5	\$1,400	
		vation, Exten Electrical Ro	t : Light, Area oom	Affected	: 100%			
	Explanatio	on : 2- Main S	ervice Disconi	nect Swit	ches Rated @ 4000	0 Ampere	es Each.	
Transformers								
Dry Type	50%			2044	* *	5	\$500	
		vation, Exten Electrical Ro	t : Light, Area	Affected	: 100%			
			, 480/208/120	Volts				
Dry Type	50%	2 , 0 0 10, 10	,, .00,200,120	2032	* *	5	\$500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location:	Elevator Cor	trol Room					
	Explanatio	on : 16- 51kva	, 208/120 Volt	S				
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	\$7,000	
Raceway								
Conduit	80%			2053	* *	1		
Conduit	20%			2027	\$79,000	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	\$300	
Molded Case Bkrs	95%			2049	* *	5	\$6,600	
Wiring								
Braided Cloth	10%	2-4	\$60,900	2052	* *	1		
		ged, Extent : Upper Floor	Severe, Area A s	ffected :	100%			
Thermoplastic	90%	- 1		2053	* *	1		

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

Asset #: 2061

Electrical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	10%	2025	\$75,800	5	\$200	
Variable Frequency	90%	2044	* *			
Drive						
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$3,900	
Stand-by Power						
Transfer Switches	1000/	2011	* *		#01.200	
Automatic	100%	2044	* *	1	\$81,300	
Generators	100%	2040	* *	1	¢102.200	
Diesel		2040		1	\$102,300	
	Other Observation, Extent : Light Location : Roof	и, мгеи мујества : 1	0070			
	Explanation : Emergency Gene	rator Rated @ 130	00 <i>l</i> aw			
Batteries	Explanation . Emergency Gene	raior Kaiea @ 150	OKW			
Nickel Cadmium	100%	2022	\$1,500	5	\$58,900	
Fuel Storage	10070	2022	ψ1,500		Ψ30,700	
Day Tank	50%	2049	* *	5	\$24,500	
,	Other Observation, Extent : Ligh		00%		4	
	Location : Roof	30				
	Explanation : 275 Gallons Rate	ed Capacity				
Main Tank	50%	2042	* *	5	\$3,900	
	Other Observation, Extent : Mod	lerate, Area Affecte	ed: 100%			
	Location: Basement					
	Explanation: 2-20,000 Gallon	s Rated Capacity				
Lighting						
Interior Lighting						
Fluorescent	3%	2035	* *	10	\$7,300	
	Compact Fluorescent Light, Exte Location : Lobby	nt : Light, Area Aff	fected : 100%			
Fluorescent	96%	2035	* *	10	\$232,500	
	T-8 Lamps And Fixtures, Extent:		ed : 100%			
	Location : Throughout The Bui					
Incandescent	1%	2027	\$44,000	2	\$100	
Egress Lighting						
Emergency, Service	50%	2022	\$65,800	1		
Exit, LED	50%	2062	* *	1		
Exterior Lighting						
HID	20%	2027	\$202,100	10	\$200	
No Component	80%					
Alarm						

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

Electrical	Current Repair	Future Repl	lacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$29,600	
	Other Observation, Extent : L	ight, Area Affected : 100%	6			
	Location : Public Spaces An	nd Outside				
	Explanation: CCTV Surveil	lance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$162,700	
_	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Throughout The I	Building				
	Explanation : Smoke Detect	or, Alarm Bells, Strobe Li	ghts,Horns	And Man	ual Pull Stations	

Mechanical	Current R	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2037	* *	1		
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location : Sub-base	ment					
	Explanation: Gas/	#4					
Conversion Equipment							
Steam Boiler	100%		2032	* *	1	\$261,600	
	Other Observation, E. Location: Sub-base Explanation: 4 Uni	ment Boiler Room	Affected	: 100%			
Distribution							
Central Plant Steam Piping/Pmp	100%		2027	\$4,241,000	4	\$19,500	
Terminal Devices							
Air Handler	10%		2035	* *	1	\$16,300	
Convector/Radiator	90%		2025	\$1,207,300	1	\$76,800	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		

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

Asset #: 2061

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment	100/			20.40	* *		Φ20, 600	
Centrifugal, Elec Chiller			Extent : Light, Area	2040		1	\$28,600	
		servanon, E n : Basemei	_	Ајјестей	. 1070			
		n . Basemer ttion : R-41						
Calit I Init	$\frac{Explana}{10\%}$		\$534,900	2037	* *			
Split Unit			\$334,900 Extent : Moderate, A					
			ixiem . Moderdie, 1 In The Ceiling	неи Аује	ciea . 1070			
			. On Extended Life	Time In	efficient Units			
Window/Wall Unit	$\frac{2\lambda piana}{70\%}$. On Extended Life	2022	\$365,500	1		
No Component	10%			2022	\$303,300	1		
Distribution	1070	,						
CW & CHW Wtr	10%			2053	* *	4	\$1,300	
Pipe/Pump	1070	,		2033		7	\$1,500	
No Component	90%	,						
Terminal Devices	,,,,	<u> </u>						
Air Handler/Cool/Ht	10%)		2035	* *	1	\$16,300	
Fan Coil - 2 Pipe	10%		\$429,100	2037	* *	1	\$7,700	
			Extent : Moderate, A		cted : 10%		47,700	
	Location	n : Various						
	Explana	ition : On E	xtended Life Time,	Inefficie	nt Units.			
No Component	80%)						
Heat Rejection								
Evaporative Condenser	10%	2-4	\$69,900	2037	* *	2	\$14,700	
-	Other Ob.	servation, E	Extent : Severe, Ared	a Affecte	d: 10%			
	Location	n : Various						
	Explana	tion : On E	xtended Life Time,	Inefficie	nt Units.			
Water Cooling Tower	10%)		2031	* *	2	\$26,600	
No Component	80%)						
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$36,800	
No Component	75%)						
Exhaust Fans								
Interior		Now	\$44,600	2027	\$222,900	2	\$1,600	
			t : Severe, Area Aff	ected: 1.	5%			
		n : Various						
No Component	75%)						
Plumbing								
H/C Water Piping	_							
Brass/Copper	70%			2037	**	1		
Galvanized Steel	30%		\$33,000	2025	\$329,900	1		
			evere, Area Affected	i : 10%				
	Location	n : Various	Locations					

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

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

Mechanical	Current	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
HW Heat Exchanger Steam Fired	100% Now On Extended Life, E.	\$39,900 xtent : Moderate, Ar	2027 ea Affec	\$399,100 ted : 10%	4	\$26,100	
	Location : Control	System, Boiler Roon	n				
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE		1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100% Now Broken, Extent : Seve		2027 50%	\$38,200	4	\$5,600	
Sewage Ejector(s)	<u> </u>						
Compressed Air	100% Other Observation, I Location : Baseme	_	2027 Affected	\$46,700 : 100%	4	\$4,000	
	Explanation: Two	Sets Of Ejectors					
Backflow Preventer	<u> </u>	<i>J J</i>					
Generic	100%		2035	* *	1	\$16,200	
Fixtures Generic	100%						
ertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, I Location : (10) L-1	-	Affected	: 100%			
	Explanation: 12 U	nits					
ire Suppression Standpipe							
Generic	100%		2037	* *	1-5	\$138,100	
Sprinkler	10070		2031		1 3	ψ150,100	
No Component	80%						
Generic	20%		2047	* *	1-2	\$14,800	

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

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

Page: 107

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BROOKLYN MUNICIPAL BUILDING

Address : 208-242 JORALEMON STREET @ COURT ST.

 Borough
 : BROOKLYN
 Agency's Number
 : 312-305

 Program / Asset #
 : DGS0020.000 / 2060
 Yr Built/Renovated
 : 1924 / 2012

Area Sq Ft : 468,000 Project Type : REAL PROPERTY

Date of Survey : 28-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,11,13,14,p,s

Block : 266 Lot : 30 BIN : 3002558

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$16,246,800	\$495,500
Interior Architecture	\$6,934,200	\$2,702,800
Electrical	\$3,744,600	\$4,170,200
Mechanical	\$5,114,300	\$7,489,500
Total	\$32,039,800	\$14,858,000
Importance Code A	\$16,246,800	\$767,900
Importance Code B	\$14,203,200	\$14,008,700
Importance Code C	\$1,589,800	\$81,400
Total	\$32,039,800	\$14,858,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$5,300			
Interior Architecture	\$660,900			\$137,600
Electrical	\$47,100	\$50,300	\$42,400	\$40,500
Mechanical	\$274,800	\$141,400	\$260,000	\$155,100
Elevators/Escalators	\$165,800	\$165,800	\$165,800	\$165,800
Total	\$1,153,900	\$357,500	\$468,200	\$499,000
Importance Code A	\$51,600	\$46,300	\$46,300	\$47,400
Importance Code B	\$1,080,800	\$311,200	\$421,800	\$451,600
Importance Code C	\$21,400			
Total	\$1,153,900	\$357,500	\$468,200	\$499,000



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 BROOKLYN MUNICIPAL BUILDING

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior			•		
Exterior Walls					
Masonry: Brick	10% Now \$495,400 Diagonal Cracks, Extent: Moderate, A. Location: Penthouse	LIFE ** rea Affected : 10%	5	\$54,000	
	Horizontal Cracks, Extent : Moderate, A Location : Penthouse	Area Affected : 10%			
	Jnt Mortar Miss/Erod, Extent : Light, A Location : Throughout	rea Affected : 20%			
	Rusting Masonry Supt, Extent: Modera Location: Penthouse	te, Area Affected : 25%			
Masonry: Granite	5% Now \$161,800 Cracking/Crumbling, Extent: Moderate Location: Throughout	LIFE ** e, Area Affected : 5%	5	\$20,300	
	Jnt Mortar Miss/Erod, Extent : Modera Location : Throughout	te, Area Affected : 20%			
	Water Penetration, Extent : Moderate, A Location : Throughout	Area Affected : 5%			
Masonry: Limestone	80% Now \$9,568,300 Jnt Mortar Miss/Erod, Extent: Modera Location: Throughout	LIFE ** te, Area Affected : 10%	5	\$324,200	
	Staining/Discoloring, Extent: Moderate Location: Throughout	e, Area Affected : 25%			
	Water Penetration, Extent: Moderate, A Location: Throughout	Area Affected : 20%			
Metal/Glass Curt Wall	1% Now \$868,600 Glazing Broken/Cracked, Extent : Mode Location : Throughout		5	\$10,100	
	Caulking Deteriorated, Extent : Modera Location : Throughout	ate, Area Affected : 100%			
Stucco Cement	4% Now \$634,200 Cracking/Crumbling, Extent: Moderate Location: Throughout	2047 ** e, Area Affected : 100%	5	\$27,000	

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Windows Aluminum	95% Now \$3,002,700 Broken/Missing Elements, Extent: Mode Location: Throughout	2035 ** rate, Area Affected : 20%	5	\$70,700	
	Ctrwt/Balnc Not Funct, Extent : Modera Location : Throughout				
	Caulking Deteriorated, Extent: Moderate Location: Throughout	te, Area Affectea : 30%			
Steel	5% Now \$394,000 Air Infiltration, Extent : Moderate, Area Location : Basement, Stairs	2052 ** Affected : 100%	5	\$46,500	
	Corrosion/Rusting, Extent : Moderate, A Location : Basement	rea Affected : 30%			
	Thermally Inefficient, Extent : Moderate, Location : Basement	Area Affected : 100%			
Parapets					
Masonry: Brick	15% Now \$48,200 Horizontal Cracks, Extent : Moderate, A Location : Interior Face, 13th Floor	LIFE ** rea Affected : 10%	5	\$2,700	
	Jnt Mortar Miss/Erod, Extent : Moderate Location : Throughout	e, Area Affected : 20%			
	Vertical Cracks, Extent : Moderate, Area Location : Interior Face, 13th Floor	Affected: 10%			
	Water Penetration, Extent : Moderate, A. Location : Throughout	rea Affected : 20%			
Masonry: Limestone	85% Now \$330,400 Int Mortar Miss/Erod, Extent : Moderate Location : Throughout		5	\$19,600	
	Staining/Discoloring, Extent: Moderate, Location: Throughout	Area Affected : 25%			
	Other Observation, Extent : Moderate, A Location : Cornices	rea Affected : 100%			
	Explanation: Top Of Cornice Is Cover	ed With Roll Roofing Mate	rial		

Asset #: 2060

Architecture	Current Repa	nir	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof							
Asphalt Macadam	10% Now	. ,	2037	* *	5	\$4,900	
	Cracking/Crumbling, Exte			fected : 25%			
	Location : Receiving Ar						
	Water Penetration, Extent	: Moderate, Are	a Affec	ted : 10%			
	Location : Boiler Room						
Copper/Terne	50% Now	\$503,700	2042	* *			
	Deformed/Dented, Extent	: Severe, Area Aj	ffected	: 5%			
	Location: Over Penthol	use And 12th Flo	or				
	Gut/DS Non Func/Miss, H	Extent : Moderate	e, Area	Affected : 20%			
	Location: Over Penthol	use					
	Water Penetration, Extent	: Moderate, Are	a Affec	ted : 10%			
	Location: Throughout						
Paver: Asphalt	2% Now	\$5,300	2036	* *			
1	Drains Inad/Misposn, Ext	ent : Moderate, A	Area Af	fected : 25%			
	Location : Over First Fi	loor Mechanical	Space				
	Water Penetration, Extent	: Moderate, Are	a Affec	ted : 10%			
	Location: Over First Fi	oor Mechanical	Space,	Office Space			
Single Ply Membrane	38% Now	\$188,800	2037	* *			
	Blisters, Extent : Moderat						
	Location: Throughout						
	Water Penetration, Extent	: Moderate, Are	a Affec	ted : 20%			
	Location: Throughout	•	55				
Interior							

Interior

Architecture	Current Repair Future Replacement		М	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	_	Now	\$508,300	2029	* *	3	\$59,000	
		r/Impact Do n : Through	amage, Extent : Mo out	oderate, i	Area Affected : 100	0%		
Carpet	20%	0-2	\$101,700	2023	\$2,033,400	3	\$235,900	
•		Discoloring, n : Through	Extent : Moderate out	, Area Aj	ffected : 10%			
Cast in Place Concrete	5%	Now	\$41,400	LIFE	* *	5	\$86,000	
	Location	n : Through						
			xtent : Light, Area A	Affected	: 10%			
		n : Through						
Ceramic Tile	_	Now	\$77,200	2036	* *	5	\$19,700	
	_	Crumbling, n : Through	Extent : Light, Are	a Affecte	ed : 10%			
Marble Panels	10%	Now	\$577,100	LIFE	* *	5	\$59,000	
	_	Crumbling, n : Through	Extent : Light, Are	a Affecte	ed : 10%			
Sheet Vinyl/Rubber	5%	Now	\$1,181,800	2037	* *	5	\$29,500	
·		r/Impact Do n : Through	amage, Extent : Mo	oderate, 1	Area Affected : 100	0%	. ,	
Terrazzo	10%	Now	\$370,300	LIFE	* *	5	\$61,400	
		Crumbling, n : Through	Extent : Light, Are	a Affecte	ed : 10%			
Vinyl Tile	30%	Now	\$203,200	2027	\$2,031,700	3	\$88,500	
·y	Cracking/		Extent : Light, Are			-	400,000	
Vinyl Tile	10%)		2022	\$677,200	3	\$39,300	

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	5 0/	3.7	#205.200		* *			
Cast in Place Concrete		Now	\$305,300	LIFE				
	_	_	Extent: Light, Are					
			out Basement And					
			xtent : Moderate, A	rea Affec	cted : 10%			
		: Through						
Ceramic Tile	_	Now	\$66,600	2036	**	5	\$11,900	
			Extent: Light, Are	ea Affecte	ed : 10%			
		: Through						
Concrete Masonry Unit	2%	0-2	\$21,400	LIFE	* *	5	\$3,800	
			Extent : Moderate	, Area A <u>j</u>	ffected : 10%			
	Location	: Through	out					
Gypsum Board	5%			LIFE	* *	5	\$14,300	
Masonry: Brick	5%		\$47,000	LIFE	* *			
			l, Extent : Moderat	e, Area A	Affected : 10%			
		: Through			* *			
Masonry: Limestone	_	Now	\$60,500	LIFE				
		ssing Etem : Through	ents, Extent : Mode out	erate, Ar	ea Affectea : 5%			
Marble Panels	18%	Now	\$692,400	LIFE	* *			
	Broken/Mi	issing Elem	ents, Extent : Sever	re, Area A	Affected : 10%			
	Location	: Basemen	t Corridor Near Ro	oom B 8				
Plaster	30%			LIFE	* *	5	\$42,900	
Plaster	27%	Now	\$418,100	LIFE	* *	5	\$38,600	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%		•	
	Location	: Through	out					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out					

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

Asset #: 2060

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	40%			2032	* *	5	\$314,500	
AcousTileSusp.Lay-In	15%	0-2	\$966,400	2047	* *	5	\$59,000	
	Location Worn/Eroa	: Corridor	: Moderate, Area A					
AcousTileSusp.Lay-In	5%			2044	* *	5	\$39,300	
Exposed Concrete	10%	Now	\$256,300	LIFE	* *	5	\$12,300	
1	Location Water Pen	: Through	Extent : Light, Are out xtent : Light, Area	ea Affecte			, ,	
Plaster	20%			LIFE	* *	5	\$98,300	
Plaster	8%	Now	\$836,300	LIFE	* *	5	\$39,300	
	Location Water Pen	: Through	Extent : Moderate out xtent : Moderate, A	, Area Aj	·	·	400,000	
Plaster	2%			LIFE	* *	5	\$9,800	

lectrical	Current Rep	pair Fut	ure Replacement	М	aintenance	
ystem Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	80%	2027	\$272,400	5	\$1,600	
	Other Observation, Exte	ent : Moderate, Area Af	fected : 100%			
	Location : Electrical R	Rooms In Basement And	! Sub-basement			
	Explanation : Three 40 Amperes Sub-service L		ice And Two 1200 A	mperes, (One 2000	
Fused Disc Sw	20%	2037	* *	5	\$400	
	Other Observation, Exte	nt : Moderate, Area Af	fected : 100%			
	Location : Electrical R	Room				
	Explanation: Four 80	O Amperes Emergency .	Main Disconnect Sw	itch		
Transformers						
Dry Type	100%	2025	\$16,000	5	\$1,700	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location : Electrical R	Rooms - Sub-basement				
	Explanation: Two 100	0 Kva 480/277volts Pri	- 208/120 Volts Sec			
Switchgear / Switchboard						
Air Circuit Breaker	75%	2027	\$594,100	5	\$1,800	
Fused Disc Sw	20%	2027	\$158,400	5	\$400	
Fused Disc Sw	5%	2047		5	\$100	

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

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

Asset #: 2060

Electrical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•			ı				
Raceway								
Busway	10%			2025	\$95,800	1		
Conduit	85%			2027	\$814,300	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	\$74,200	5	\$1,100	
Molded Case Bkrs	80%			2026	\$593,600	5	\$9,900	
Molded Case Bkrs	10%			2043	* *	5	\$1,200	
Wiring								
Braided Cloth	45%		\$666,200	2052	* *	1		
		-	ent : Moderate, Are	a Affecte	ed : 100%			
		: Through	out The Building					
Busway	10%			2025	\$148,000	1		
Thermoplastic	35%			2027	\$518,100	1		
Thermoplastic	5%			2047	* *	1		
Thermoplastic	5%			2053	* *	1		
Motor Controllers								
Locally Mounted	15%			2025	\$4,500	5	\$500	
Locally Mounted	5%			2040	* *	5	\$200	
Motor Control Center	70%			2025	\$683,800	5	\$8,900	
Variable Frequency	10%			2044	* *			
Drive								
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$6,900	
Stand-by Power								
Transfer Switches	4000/			2025	40.000			
Automatic	100%			2025	\$9,000	1	\$144,000	
Generators	4000/			•	0=4.400		4101 400	
Diesel	100%			2023	\$74,100	1	\$181,200	
			Extent : Moderate, A	Area Affe	ected : 100%			
		: Basemen						
D	Explana	tion : One ?	75 Kw For Fire Pu	nps Only	y			
Batteries	1000/			2010	01.700	_	017 200	
Lead/Acid	100%			2019	\$1,500	5	\$17,300	
Fuel Storage	1000/			2020	* *	F	¢12 000	
Main Tank	100%		Eut aut . M - 1	2030		5	\$13,800	
			Extent : Moderate, A or Room In Baseme		ciea : 100%			
				rıı				
-	Expiana	tion : One :	os Galions					

Lighting

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

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

Asset #: 2060

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	5%	2032	* *	10	\$21,500	
	Compact Fluorescent Light, Extent : Location : Throughout The Buildin		Area Affected : 100	%		
Fluorescent	20%	2022	\$540,100	10	\$85,800	
	Other Observation, Extent : Modera Location : Throughout The Buildin Explanation : T-12 Lamps		cted : 100%			
Fluorescent	75%	2032	* *	10	\$321,900	
	Other Observation, Extent : Modera Location : Throughout The Buildin Explanation : T-8 Lamps	, ,,,	ciea : 100%			
Egress Lighting						
Emergency, Battery	35%	2022	\$223,800	10	\$39,500	
Emergency, Battery	15%	2035	* *	10	\$16,900	
Exit, LED	15%	2062	* *	1		
Exit, Service	35%	2022	\$55,300	1		
Exterior Lighting						
HID	100%	2022	\$1,790,400	10	\$1,400	
Alarm						
Security System						
No Component	90%					
Generic	10%	2027	\$143,400	1	\$17,500	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$28,800	

Mechanical	Current Repair	Future Rep	placement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Interruptible Gas/Dual	100%	2037	* *	1		
Fuel						
Conversion Equipment						
Steam Boiler	100%	2032	* *	1	\$463,500	
	Other Observation, Extent : Light, Area	a Affected : 100	0%			
	Location : Sub-basement Boiler Room	n				
	Explanation: 3 Units (4 Heat Exchar	ngers To Conve	rt Hot Water	For Hear	ing Devices)	
Distribution						
Hot Wtr Piping/Pump	75%	2035	* *	4	\$26,000	
Central Plant Steam	25%	2037	* *	4	\$5,800	
Piping/Pmp						

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

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

Asset #: 2060

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Terminal Devices						
Air Handler	25%	2027	\$1,561,000	1	\$72,400	
Convector/Radiator	10%	2025	\$237,700	1	\$15,100	
Fan Coil Unit/Heat	50%	2022	\$3,325,100	1	\$75,600	
Fan Coil Unit/Heat	15%	2032	* *	1	\$22,700	
Air Conditioning						
Energy Source						
Electricity	100%	2035	* *	1		
Conversion Equipment						
Centrifugal, Elec Chille		2036	* *	1	\$303,900	
	R-134a Refrigerant, Extent : Light,					
	Location: 3 Units, Sub-basement	t Refrigeration	Plant			
Interior Pkg Unit - Cooling	10%	2021	\$1,660,300	2	\$2,900	
	R-22 Refrigerant, Extent: Light, A.	rea Affected : .	10%			
	Location: Various Locations					
	Other Observation, Extent : Light,	Area Affected	: 60%			
	Location: Various Locations					
	Explanation: Multiple Units					
Reciprocating Compr/Chiller	5%	2035	* *	1	\$10,900	
	Other Observation, Extent: Light,	Area Affected	: 5%			
	Location : 3rd Floor	55				
	Explanation: Refrigerant 410a					
No Component	25%					
Distribution	2070					
CW & CHW Wtr	65%	2037	* *	4	\$15,000	
Pipe/Pump	3575	2007		-	\$10,000	
No Component	35%					
Terminal Devices						
Air Handler/Cool/Ht	65%	2027	\$2,427,800	1	\$188,100	
No Component	35%	_0_,	ΨΞ, :Ξ / ,000	•	Ψ100,100	
Heat Rejection	2070					
Air Cooled Condenser	5%	2035	* *	2	\$16,300	
Unit	370	2032		-	Ψ10,500	
Water Cooling Tower	60%	2025	\$758,300	2	\$282,600	
No Component	35%	2023	\$,20,200	~	\$20 2 ,000	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$261,000	
Exhaust Fans					,	
Interior	95%	2027	\$1,500,800	2	\$13,600	
Roof	5%	2027	\$36,900	2	\$700	
Plumbing	÷ · · ·		+20,200		4,30	
H/C Water Piping Brass/Copper	70%	2037	* *	1		

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

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

Mechanical	Current Rep	oair	Futur	e Replacement	Ma		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
HW Heat Exchanger	1000/		2027	Ф 7 0 7 100	4	ØCO 400	
Steam Fired	100%	unt Licht Auga	2027	\$707,100	4	\$69,400	
	Other Observation, Exte Location : Boiler Roon		Ајјестеа	: 100%			
	Explanation : For Don						
Sanitary Piping	Explanation . 1 of Don	icsiic II **					
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							_
Cast Iron	100% Now	\$18,500	LIFE	* *	1		
	Leak Evident, Extent : So	evere, Area Affed	cted : 5%	ó			
	Location : Sub-baseme	ent					
Sump Pump(s)							
Non-Submersible	100%		2022	\$67,700	4	\$9,900	
Sewage Ejector(s)							
Compressed Air	100%		2027	\$82,800	4	\$7,100	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	100%		LIFE	* *			
Geared Traction	Other Observation, Exte	nt · Light Area		· 100%			
	Location : (5) B-13, (
	Explanation: 12 Units						
Fire Suppression	1						_
Standpipe							
Generic	100%		2037	* *	1-5	\$244,700	
Sprinkler							
Generic	100%		2037	* *	1-2	\$131,100	
Fire Pump							_
Generic	100%		2030	* *	1	\$87,400	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : BROOKLYN SUPREME COURT

Address : 360 ADAMS STREET @CADMAN PLAZA

Borough : BROOKLYN Agency's Number : 312-325 Program / Asset # : DGS0019.000 / 1573 Yr Built/Renovated : 1955 / 2013

Area Sq Ft : 594,168 Project Type : REAL PROPERTY

Date of Survey : 21-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 2,9,11

Block : 139 Lot : 20 BIN : 3000257

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$11,679,500	\$920,800
Interior Architecture	\$3,668,300	\$4,671,600
Electrical	\$4,231,900	\$5,976,000
Mechanical	\$509,000	\$21,298,100
Total	\$20,088,600	\$32,866,500
Importance Code A	\$11,679,500	\$3,255,800
Importance Code B	\$7,678,400	\$29,215,300
Importance Code C	\$730,700	\$395,400
Total	\$20,088,600	\$32,866,500

Total	\$638,700	\$425,000	\$656,400	\$575,300
Importance Code C	\$54,300			\$22,500
Importance Code B	\$498,200	\$366,700	\$588,100	\$494,600
Importance Code A	\$86,200	\$58,300	\$68,300	\$58,300
Total	\$638,700	\$425,000	\$656,400	\$575,300
Elevators/Escalators	\$197,800	\$197,800	\$197,800	\$197,800
Site Pavements	\$21,500			
Site Enclosure	\$5,900			
Mechanical	\$254,000	\$208,900	\$378,000	\$229,300
Electrical	\$55,100	\$18,300	\$26,100	\$25,700
Interior Architecture	\$81,200		\$44,500	\$122,500
Exterior Architecture	\$23,100		\$10,100	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

rchitecture	Current Repair	Future Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	2% Now \$147,500 Exposed Reinforcement, Extent: Severe Location: Exposed Spandrel Beam At Miss/Damaged Flashings, Extent: Mod Location: Penthouse Spalling, Extent: Severe, Area Affected Location: Exposed Spandrel Beam At	Penthouse lerate, Area Affected : 20% : 25%	5	\$43,000	1
Masonry: Brick	10% Now \$131,500 Cracking/Crumbling, Extent: Moderate Location: Penthouse Horizontal Cracks, Extent: Moderate, A Location: Penthouse Jnt Mortar Miss/Erod, Extent: Moderate Location: Penthouse	LIFE ** c, Area Affected : 10% Area Affected : 10%	5	\$43,000	
Masonry: Limestone	73% Now \$10,427,900 Cracking/Crumbling, Extent: Moderate Location: Penthouse Jnt Mortar Miss/Erod, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Throughout Staining/Discoloring, Extent: Moderate Location: Throughout Worn/Eroded, Extent: Moderate, Area A Location: Penthouse	te, Area Affected : 40% Area Affected : 5% c, Area Affected : 30%	5	\$235,500	
Metal Panel	7% 4+ \$43,900 Deteriorated Finish, Extent: Moderate, Location: Throughout Staining/Discoloring, Extent: Moderate Location: Throughout		5	\$56,500	
Granite Panels	1% Now \$23,100 Jnt Mortar Miss/Erod, Extent: Moderat Location: Entire 1st Floor Building P		5	\$3,200	
Window Wall	7%	2048 **	5	\$112,900	
Windows					
Williao WB	41% Now \$40,600	2036 **	5	\$23,900	
Aluminum	41% Now \$40,600 Caulking Deteriorated, Extent: Modera Location: 11th Floor		J	Ψ23,700	

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

Architecture	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Parapets	500/ 37	4.2 6.000		ata ata	_	#24200	
Masonry: Brick	Location : Inter Miss/Damaged F Location : Miss	Erod, Extent : Modera	lerate, Ar lashing	ea Affected : 100%	5	\$24,300	
	Location : At V	arious Column Enclos	ures				
Masonry: Limestone	50% 2-4 Jnt Mortar Miss/ Location: Thro	Erod, Extent : Light, A	LIFE rea Affect	* * ted : 10%	5	\$30,600	
Roof							
Modified Bitumen	Location: Thro Miss/Damaged F Location: Thro Water Penetratio	ish, Extent : Light, Are nughout lashings, Extent : Mod	lerate, Ar	ea Affected : 25%			
Soffits							
Stucco Cement	100%		2041	* *	5	\$20,100	
terior							
Floors	100/		2027	Ø1 140 000	2	Ф122 400	
Carpet	10%	¢46,000	2027	\$1,149,900	3	\$133,400	
Cast in Place Concrete	5% 4+ Cracking/Crumb Location : Boil	ling, Extent : Light, Ar	LIFE ea Affecte		5	\$97,300	
Ceramic Tile	5%		2037	* *	5	\$44,500	
Terrazzo	10%		LIFE	* *	5	\$139,000	
Vinyl Tile	45%		2028	\$3,446,900	3	\$200,100	
Vinyl Tile 9" X 9"	Location : Reco Worn/Eroded, Ex	v \$2,480,800 ling, Extent : Moderat ord Rooms In Basemen tent : Moderate, Area ord Rooms In Basemen	t Affected :		3	\$83,400	

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

Asset #: 1573

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	\$112,300	
Ceramic Tile	5%			2037	* *	5	\$44,900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$71,900	
Marble Panels	62%	4.1	¢4.400	LIFE	* *	10	\$222,900	
Plaster	Location Water Pene	: 11th Flo etration, E	xtent : Light, Area			5	\$8,100	
	Location	: 11th Flo	or					
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$22,500	
Wood	10%			LIFE	* *	5	\$719,000	
Ceilings AcousTileConcealSpLn	Staining/D	4+ iscoloring : 11th Flo	\$4,400 , Extent : Light, Ar or	2033 ea Affect	* * ed : 2%	5	\$16,700	
		etration, E : 11th Flo	xtent : Light, Area or	Affected	: 2%			
AcousTileSusp.Lay-In	62%			2033	* *	5	\$551,400	
Exposed Concrete	15%			LIFE	* *	5-10	\$166,700	
Plaster	20%			LIFE	* *	5-10	\$305,700	
Site Enclosure								
Fence/Gates Iron Picket	Location Impact Dat	: East Sid mage, Exte	\$5,300 nents, Extent : Ligh e Of Building ent : Moderate, Ard e At Driveway Ent	ea Affecte	-			
Free Standing Walls								
Masonry: Fieldstone	Location Other Obse Location	Miss/Eroo : East Side ervation, E : East Side	\$600 d, Extent : Modera e Of Building Extent : Light, Area e Of Building onry Walls Clad In	Affected				
Site Pavements	T		<i>y</i>					
On-Site Walkways								
Cast in Place Concrete	65%			2041	* *			
Masonry: Granite			\$16,400 d, Extent : Modera air And South Side					
Pavers/Stone	10% Broken/Mi	4+ ssing Elem	\$4,200 nents, Extent : Ligh e Of Building	2037	* *			

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

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

Asset #: 1573

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

Site Pavements

Parking/Driveway

Location: Bottom Of Driveway At Parking Area

Electrical	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2048	* *	5	\$3,100	
	Other Observation, E	_	Affected	: 100%			
	Location : Electrica						
	Explanation: 2-40	00 Amperes Siemer	ıs Power	Breakers			
Transformers							
Dry Type	100%		2041	* *	5	\$2,200	
	Other Observation, E		Affected	: 100%			
	Location : Electrica						
	Explanation: 150 I	Kva, 75 Kva, 45 Kv	а				
Switchgear / Switchboard	1000/		20.40	de de	_	#2.100	
Air Circuit Breaker	100%		2048	* *	5	\$3,100	
Raceway	4007		• • • • •				
Conduit	40%		2048	**	1		
Conduit	60%		2028	\$355,700	1		
Panelboards	50 /		2011	* *	-	0700	
Fused Disc Sw	5%		2044	* *	5	\$700	
Molded Case Bkrs	50%		2044		5	\$7,800	
Molded Case Bkrs	45%		2027	\$245,300	5	\$7,000	
Wiring	30% 2-4	¢274.000	2053	* *	1		
Braided Cloth	30% 2-4 Insulation Aged, Exte	\$274,000			1		
	Location : Upper F		и Ајјесте	a. 100%			
Thermoplastic	50%		2048	* *	1		
Thermoplastic	20%		2038	* *	1		
Motor Controllers							
Locally Mounted	10%		2048	* *	5	\$400	
	Recent Installation, E Location : Through	_	Affected	: 10%			
Locally Mounted	10%		2041	* *	5	\$400	
Motor Control Center	40%		2041	* *	5	\$6,500	
Motor Control Center	40%		2026	\$430,700	5	\$6,500	
round				-		-	
Grounding Devices							
Not Accessible	100%						

Lighting

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

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

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

Asset #: 1573

Electrical	C	urrent Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	, , , , , , , , ,	il Date E Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	60%			2033	* *	10	\$327,000	
	T-8 Lamps An Location : 0		, Extent : Light, I	Area Affe	ected : 60%			
Fluorescent	40%	4+	\$3,957,900	2038	* *			
	T-12 Lamps A	And Fixture	es, Extent : Light	Area Af	fected : 40%			
	_		And Floors Area					
Egress Lighting								
Emergency, Battery	20%			2023	\$162,400	10	\$28,700	
Exit, LED	80%			2056	* *	1		
Exterior Lighting								
HID	100%			2028	\$2,273,100	10	\$1,800	
Alarm								
Security System								
No Component	70%							
Generic	30%			2033	* *	1	\$66,600	
Fire/Smoke Detection								
No Component	65%							
Generic, Analog	35%			2028	\$2,181,900	1-3	\$132,000	
Mechanical	C	urrent Re	pair	Futur	e Replacement	M	aintenance	

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2048	* *	1		
	Other Observation, Ex	tent : Light, Area	Affected	: 5%			
	Location: Sub-basen	nent					
	Explanation: 48,000	Gallon Fuel Tan	k				
Conversion Equipment							
Heat Exchanger, Plate & Frame	2%		2031	* *	1	\$5,900	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Basement						
	Explanation: 2 Units	s Also Sevrves Bo	rough Ha	ıll			
Steam Boiler	64%		2026	\$2,335,000	1	\$376,600	
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location: Boiler Roc	om					
	Explanation: 3 Units	s - One Unit Not (Operating	3			
Steam Boiler	34% Now	\$24,800	2045	* *	1	\$180,100	
	Other Observation, Ex	tent : Moderate, A	Area Affe	cted : 30%			
	Location: Sub-basen	nent					
	Explanation: Unit In	stalled 6 Years A	go But No	ever Commissione	d Or Turi	ned On	

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

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

Asset #: 1573

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Distribution								
Hot Wtr Piping/Pump	30%)		2036	* *	4	\$13,200	
			Extent : Light, Area	Affected	: 5%			
		n : Sub-base						
	Explana	tion : Hot V	Water Is Pumped To	Boroug	h Hall			
Steam Piping/Pump	70%)		2038	* *			
Terminal Devices								
Air Handler	60%)		2023	\$4,756,300	1	\$220,500	
Convector/Radiator	20%)		2026	\$603,600	1	\$38,400	
Fan Coil Unit/Heat	20%	Now	\$84,400	2023	\$1,688,600	1	\$34,500	
	=	oning, Exte n : Lobby	nt : Moderate, Ared	a Affecte	d : 10%			
		ded Life, Ex n : Through	tent : Moderate, A	rea Affec	ted : 10%			
air Conditioning	Locaito	n. 1 nrough	<i>О</i> Ш					
Energy Source								
Electricity	100%)		2044	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	95%	1		2031	* *	1	\$610,800	
			Extent : Light, Area	ı Affected	d : 100%			
	Location	n : 3 Units -	Sub-basement					
Split Unit	5%)		2023	\$601,700			
Distribution								
CW & CHW Wtr Pipe/Pump	100%	Now	\$13,800	2038	* *	4	\$29,300	
1 1	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affecte	d : 26%			
	Location	n : Sub-base	ement					
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 10%			
		n : Sub-base						
	Explana	tion : One	Pump Under Repai	r				
Terminal Devices								
Air Handler/Cool/Ht	100%)		2023	\$6,322,700	1	\$367,400	
	On Extend	ded Life, Ex	tent : Moderate, A	rea Affec				
	Location	n : Basemer	nt And Upper Floor	S				
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Multiple	Floors					
	Explana	tion : More	Than 120 Units					
Heat Rejection	<u> </u>							
Water Cooling Tower	100%	Now	\$107,000	2026	\$2,139,400	2	\$478,400	
C	Leak Evia	lent, Extent	: Severe, Area Affe				•	
			its On Roof					
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location		-					
	Evnlana	tion : 2 Un	its					

Ventilation

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

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

Asset #: 1573

echanical	Current I	Repair	Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ntilation							
Distribution	500/ 41	¢150.700	LIEE	* *	2.5	¢102.200	
Ductwork/Diffusers	58% 4+ Damaged, Extent : M	\$150,700 Toderate, Area Affe	LIFE cted : 159		2-5	\$192,200	
	Location : 11th Flo		_				
	Needs Cleaning, Exte Location : Through		a Affecte	d : 100%			
Ductwork/Diffusers	42%		LIFE	* *	2-5	\$220,300	
Exhaust Fans						•	
Interior	98%		2023	\$1,965,600	2	\$17,800	
Roof	2% Now	\$18,700	2038	* *	2	\$300	
<u>. </u>	Broken, Extent : Seve Location : Roof	ere, Area Affected :	5%				
umbing							
H/C Water Piping Galvanized Steel	100%		2033	* *	1		
Garvanized Steel	Booster Pump w/Tan	k Extent · Light A			1		
	Location : Serves F	_					
Water Heater		*					
Electric	100%		2026	\$496,600	4	\$3,500	
	Other Observation, E Location : Sub-base		Affected	: 100%			
	Explanation: 400 (Gallons Installed F	or Summ	er Hot Water			
HW Heat Exchanger	•						
Steam Fired	100%		2038	* *	4	\$58,800	
	Other Observation, E	_	Affected	: 100%			
	Location : Sub-base						
C ', D' '	Explanation: 2 Un	its, 1500 Gallon Ea	ıch				
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070						
Non-Submersible	100%		2028	\$86,000	4	\$18,800	
Sewage Ejector(s)							
Compressed Air	100% 0-2	\$105,100	2058	* *	4	\$6,000	
	Obsolete Equipment,		, Area Afj	fected : 100%			
D 10 D	Location : Sub-base	ement					
Backflow Preventer	050/						
No Component Generic	95% 5%		2033	* *	1	\$1,800	
Generic	Other Observation, E	Extent : Light Area			1	\$1,000	
	Location : Sub-base	_	55 - 57-54				
	Explanation : Serve	es Boilers Only					
Fixtures							
Generic	100%						

Vertical Transport

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

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

Mechanical	Current Repair	Future Repla	cement	M	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light	Other Observation, Extent : Light, Area Affected : 100%					
	Location: (2) B-1; (3) 3-12; (10) 1-12					
<u> </u>	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%	2048	* *	1-5	\$299,600		
Sprinkler							
No Component	95%						
Generic	5%	2048	* *	1-2	\$8,300		
	Other Observation, Extent: Light	Area Affected : 6%					
	Location: Basement						
	Explanation: Shop Rooms						

Page: 127

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : CITY HALL

Address : CITY HALL PARK @BROADWAY AND PARK ROW

Borough : MANHATTAN Agency's Number : 312-102
Program / Asset # : DGS0008.000 / 153 Yr Built/Renovated : 1811 / 2014

Area Sq Ft : 57,294 Project Type : REAL PROPERTY

Date of Survey : 02-Jul-2014 Landmark Status : INTERIOR & EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,atc

Block : 122 Lot : 1 BIN : 1079147

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$287,000
Interior Architecture	\$113,400	\$123,200
Electrical		\$47,300
Total	\$113,400	\$457,500
Importance Code A		\$287,000
Importance Code B	\$113,400	\$127,900
Importance Code C		\$42,600
Total	\$113,400	\$457,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$4,900		
Interior Architecture	\$3,200	\$12,100	\$12,900	\$1,100
Electrical	\$3,900	\$3,900	\$5,200	\$4,700
Mechanical	\$18,000	\$11,100	\$31,400	\$11,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$32,900	\$39,800	\$57,400	\$25,300
Importance Code A	\$1,400	\$4,900	\$100	
Importance Code B	\$31,600	\$34,900	\$57,200	\$25,300
Importance Code C				
Total	\$32,900	\$39,800	\$57,400	\$25,300



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

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

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	te 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/Discolori	ing, Extent : Moderate	e, Area Aj	ffected : 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	\$363,000	3	\$38,600	
Cast in Place Concrete	10%		LIFE	* *	5	\$18,800	
		ı, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : New S						
		ecent Construction					
Ceramic Tile	5%		2034	* *	5	\$4,300	
Mosaic Tile	10% Now	\$113,400	2030	* *	5	\$10,700	
	Cracking/Crumbli Location : Basen	ng, Extent : Moderate nent Corridor	e, Area Aj	fected : 25%			
Marble Panels	20%		LIFE	* *	5	\$12,900	
Vinyl Tile	10%		2025	\$80,600	3	\$4,300	
Wood	15%		2040	* *	5	\$24,100	
Interior Walls							
Gypsum Board	10%		LIFE	* *	5	\$3,200	
	Recent Construction	on, Extent : Light, Are	a Affecte	ed : 100%		-	
	Location : New S	Sub-basement					
Marble Panels	10%		LIFE	* *			
Plaster	20%		LIFE	* *	5	\$3,200	
Plaster	40%		LIFE	* *	5	\$6,400	
Wood	20%		LIFE	* *	5	\$42,600	

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

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

Asset #: 153

Architecture	Current Rep	oair Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	15%	2038	* *	5	\$12,800	
Exposed Struc: Steel	10%	LIFE	* *			
	Recent Construction, Ex	tent : Light, Area Affect	ed : 100%			
	Location : New Sub-ba	isement				
Exposed Struc: Wood	10%	LIFE	* *			
-	Recent Repair Evident, I	Extent : Light, Area Affe	cted : 25%			
	Location : Attic					
Gypsum Board	5%	LIFE	* *	5	\$5,300	
Plaster	15%	LIFE	* *	5	\$8,000	
Plaster	45%	LIFE	* *	5	\$24,000	

Total (Years 100% Other Observation, Location : Electric Explanation : Ma 100%	. Extent : Moderate, A	FY 2051 Area Affe		Cycle (Yrs) 5	Estimated Cost	Priority
Other Observation, Location : Electr. Explanation : Ma 100%	ical Room	Area Affe	cted : 100%			
Other Observation, Location : Electr. Explanation : Ma 100%	ical Room	Area Affe	cted : 100%			
Other Observation, Location : Electr. Explanation : Ma 100%	ical Room	Area Affe	cted : 100%			
Location : Electric Explanation : Ma 100%	ical Room	ted @ 40	000 Amperes	5		
Explanation : Ma 100% 100%			-	5		
100%	iin Service Switch Rat		-	5		
100%		2051	* *	5		
100%		2051	* *	5		
				5	\$200	
		2051	* *	1		
10%		2047	* *	5	\$100	
90%		2047	* *	5	\$1,400	
100%		2051	* *	1		
30%		2042	* *	5	\$100	
70%		2042	* *			
100%						
10%		2033	* *	10	\$5,300	
Compact Fluoresce	ent Light, Extent : Mo	derate, A	Area Affected : 100	%		
Location: Lobby						
80%		2033	* *	10	\$42,000	
	tures, Extent : Moder		a Affected : 100%	- 0	÷ .=,000	
•						
		2033	* *			
7	90% 100% 30% 70% 100% 100% Compact Fluoresce Location : Lobby 80% T-8 Lamps And Fix	90% 100% 30% 70% 100% 10% Compact Fluorescent Light, Extent : Mo Location : Lobby 80% T-8 Lamps And Fixtures, Extent : Moder Location : Throughout The Building	90% 2047 100% 2051 30% 2042 70% 2042 100% 2033 Compact Fluorescent Light, Extent : Moderate, A Location : Lobby 2033 80% 2033 T-8 Lamps And Fixtures, Extent : Moderate, A recultion : Throughout The Building	90% 2047 ** 100% 2051 ** 30% 2042 ** 70% 2042 ** 100% 100% 2033 ** Compact Fluorescent Light, Extent : Moderate, Area Affected : 100 Location : Lobby 80% 2033 ** T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building	90% 2047 ** 5 100% 2051 ** 1 30% 2042 ** 5 70% 2042 ** 100% 10% 2033 ** 10 Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Lobby 80% 2033 ** 10 T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building	90% 2047 ** 5 \$1,400 100% 2051 ** 1 30% 2042 ** 5 \$100 70% 2042 ** 100% 100% 100% 2033 ** 10 \$5,300 Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Lobby 80% 2033 ** 10 \$42,000 T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building

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

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

Asset #: 153

Electrical	Current Repa	Current Repair Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, LED	50%	2060	* *	1		
Exterior Lighting						
HID	100%	2033	* *	10	\$200	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location : Outside					
	Explanation : Perimeter	Lamp Posts				
Alarm						
Security System						
No Component	70%					
Generic	30%	2033	* *	1	\$6,400	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2033	* *	1-3	\$35,300	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Throughout T	The Building				
	Explanation : Manual P. Horns	ull Station, Horns, Stro	be Lights, Smoke I	Detectors	, Alarm Bells And	

Mechanical	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Utility Steam	80%		2035	* *	1		
	Other Observation, Ext	ent : Light, Area A	Affected	: 100%			
	Location: Basement						
	Explanation : Steam	Provided By Con I	Edison				
HTHW/HW	20%		2035	* *	1		
	Other Observation, Ex	ent : Light, Area A	Affected	: 20%			
	Location : 52 Chamb	_	33				
	Explanation: Provide	ed From Adjacent	Buildin	g - Tweed Court Bi	iilding		
Conversion Equipment		-		-			
Pres. Reducing Valve/LP	80%		2034	* *	5	\$2,700	
Steam							
	Other Observation, Ext	ent : Light, Area A	Affected	: 80%			
	Location: Basement						
	Explanation: 1 Heat	Exchanger To Con	ivert Ste	eam To Hw For He	ating De	vices	
No Component	20%						
<u>*</u>	Other Observation, Ex	ent : Light, Area A	Affected	: 0%			
	Location : Sub-basem	_					
	Explanation : 1 Reser	ve Gas Fired Hw	Boiler I	s Undergoing Inst	allation		

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

Estimates are rounded to the nearest hundred dollars.

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

Asset #: 153

Mechanical	Current Repai	Current Repair Future Replacem		ement Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•	•	•			
Distribution						
Hot Wtr Piping/Pump	90%	2041	* *	4	\$2,500	
Central Plant Steam	10%	2045	* *	4	\$300	
Piping/Pmp						
Terminal Devices						
Air Handler	80%	2030	* *	1	\$28,300	
Convector/Radiator	20%	2030	* *	1	\$3,700	
Air Conditioning						
Energy Source District C.W.	30%	2045	* *	1		
District C.W.	Other Observation, Extent			1		
	Location: 52 Chambers		. 40/0			
	Explanation : Provided I		Building			
Electricity	70%	2041	**	1		
Conversion Equipment	/ 0 / 0	2041		1		
Reciprocating	65%	2033	* *	1	\$17,300	
Compr/Chiller	0.570	2033			Ψ17,300	
comp. cimer	R-134a Refrigerant, Exten	t : Light, Area Affectea	! : 65%			
	Location : 2 Sets, Basem					
Split Unit	5%	2030	* *			
Spin Sim	Other Observation, Extent		: 5%			
	Location : Basement Cor					
	Explanation: 3 Sets					
No Component	30%					
Distribution						
CW & CHW Wtr	30%	2045	* *	4	\$800	
Pipe/Pump						
No Component	70%					
Terminal Devices						
Air Handler/Cool/Ht	80%	2030	* *	1	\$28,300	
Fan Coil - 2 Pipe	5%	2030	* *	1	\$900	
No Component	15%					
Heat Rejection					.	
Air Cooled Condenser	65%	2033	* *	2	\$25,900	
Unit	50/	2022	ماد بات	•	#2 000	
Dry Cooler	5%	2030	* *	2	\$2,000	
No Component	30%					
Ventilation Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$31,900	
Exhaust Fans	10070	LIFE		۷-3	\$31,900	
Exnaust Fans Interior	100%	2030	* *	2	\$1,800	
Plumbing	100/0	2030			\$1,000	
H/C Water Piping						
Brass/Copper	100%	2035	* *	1		
Drass/Copper	100/0	2033		1		

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

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

Current Repair	Future Repla	acement	M		
% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2035	* *			
Other Observation, Extent : Ligh	nt, Area Affected : 100%	ó			
Location: 52 Chambers Street					
Explanation : Located In Adjac	ent Tweed Building				
100%	LIFE	* *	1		
100%	LIFE	* *	1		
100%	2030	* *	4	\$1,200	
100%	2033	* *	1	\$3,500	
100%					
70%	LIFE	* *			
_		ó			
Location: Sub-basement, B, 1,	2				
Explanation: 1 Unit					
30%	LIFE	* *			
Other Observation, Extent : Ligh	nt, Area Affected : 30%				
Location: 2-3					
Explanation: 1 Unit					
100%	2051	* *	1-5	\$28,900	
100%	2045	* *	1-2	\$16,100	
	100% Other Observation, Extent: Light Location: 52 Chambers Street Explanation: Located In Adjact 100% 100% 100% 100% 70% Other Observation, Extent: Light Location: Sub-basement, B, I, Explanation: I Unit 30% Other Observation, Extent: Light Location: 2-3 Explanation: I Unit 100%	Note Fail Date Estimated Cost Year Estimated Total (Years)	% of Total (Years) Year FY Estimated Cost FY	% of Total Fail Date Estimated Cost Year FY Estimated Cost (Yrs)	100% 2035 ** ** 1 100% 2035 ** 100% 2035 ** 100% 2035 ** 100% 2036

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

Page: 133

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,424,700	\$189,600
Interior Architecture	\$96,400	\$305,700
Electrical	\$118,600	\$656,400
Mechanical	\$1,057,000	\$1,547,300
Total	\$3,696,700	\$2,699,000
Importance Code A	\$2,424,700	\$189,600
Importance Code B	\$1,272,000	\$2,472,900
Importance Code C		\$36,500
Total	\$3,696,700	\$2,699,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$18,300			
Interior Architecture	\$1,434,400	\$5,000	\$4,900	\$50,600
Electrical	\$10,600	\$13,900	\$51,600	\$7,700
Mechanical	\$45,700	\$24,900	\$55,000	\$23,900
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$1,520,700	\$55,700	\$123,300	\$94,000
Importance Code A	\$20,500		\$200	
Importance Code B	\$1,478,600	\$53,600	\$123,100	\$94,000
Importance Code C	\$21,600	\$2,100		
Total	\$1,520,700	\$55,700	\$123,300	\$94,000



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

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

rchitecture	Current F	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior							
Exterior Walls	50/ 27	#00 = 00		* *			
Cast Iron	5% Now	\$90,700	LIFE				
	Broken/Missing Elem Location: South Fa		erate, Ar	еа Ађестеа : 5%			
	Corrosion/Rusting, E.		rea Affe	cted: 15%			
	Location : North Ar		1100111990	. 1370			
Glass Block	5%		LIFE	* *	5	\$4,200	
Masonry: Brick	50% 0-2	\$412,700	LIFE	* *	5	\$67,500	
,	Int Mortar Miss/Eroa		e, Area A	Affected : 25%			
	Location: North An	nd East Facades, P	artial So	uth			
	Sidewalk Shed in Use	_	ea Affect	ed : 60%			
	Location : South An						
Masonry: Limestone	30% 0-2	\$995,300	LIFE	* *	5	\$30,400	
	Broken/Missing Elem Location : Above W			ea Affected : 15%			
	Diagonal Cracks, Ext Location : South An		ea Affect	red : 20%			
	Staining/Discoloring, Location : Through		e, Area Aj	ffected : 20%			
Stucco Cement	10% Now	\$39,600	2031	* *	5	\$16,900	
	Diagonal Cracks, Ext Location : South An		ffected :	10%			
	Staining/Discoloring,	Extent : Moderate	, Area Aj	ffected : 15%			
	Location : South An	nd East Facades					
Windows							
Aluminum	10%		2034	* *	5	\$2,800	
Metal Louvers	3%	Ф <i>С</i> О 4 2 ОО	2029	* *	10	\$5,300	
Wood	87% Now Deteriorated Finish,	\$694,200	2051		5	\$122,100	
	Location : Through		тией АД	ecieu . 50/0			
	Thermally Inefficient,		. Area A	ffected : 100%			
	Location : Through		,	<i>y</i>			
	Caulking Deteriorate		te, Area	Affected : 100%			
	Location : Through	out					

Asset #: 161

Architecture	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
xterior					
Parapets					
Cast Stone/Terra Cotta	30% Now \$38,700		5	\$9,500	
	Other Observation, Extent : Moderate Location : South Facade	, Area Affectea : 5%			
	Explanation : Cornice Removed - M	iddle Building			
Masonry: Brick	15% 2-4 \$1,800		5	\$600	
11 11 20111	Jnt Mortar Miss/Erod, Extent : Moder		C	Ψ000	
	Location: Shared Party Walls				
Masonry: Limestone	5% Now \$4,300	LIFE **	5	\$300	
	Cracking/Crumbling, Extent: Modera	te, Area Affected : 20%			
	Location: Coping				
	Jnt Mortar Miss/Erod, Extent: Moder	ate, Area Affected : 30%			
	Location: Coping - South Facade				
Metal Rail	40% Now \$4,400		5	\$11,600	
	Broken/Missing Elements, Extent: Lig Location: Part Of Railing	пі, Агеа Ајјестеа : 20%			
	Corrosion/Rusting, Extent: Moderate,	Area Affected · 25%			
	Location: Throughout	11100119300001 2070			
Stucco Cement	10% Now \$1,100	2031 **	5	\$500	
	Diagonal Cracks, Extent : Moderate, A			•	
	Location: Throughout				
Roof					
Built-Up (BUR)	100% Now \$153,400				
	Blisters, Extent : Moderate, Area Affect Location : Throughout	ctea : 30%			
	Debris Present, Extent : Moderate, Ar	ea Affected · 25%			
	Location: Throughout	eu Tyjeereu . 2570			
	Drains Clogged, Extent : Severe, Area	Affected: 10%			
	Location: South West Corner	-			
	Grvl/Blst Miss/Disp, Extent: Moderat	e, Area Affected : 30%			
	Location: Throughout				
	Insul Deter/Miss, Extent: Moderate, A	Area Affected : 30%			
	Location: Throughout	. 1			
	Miss/Damaged Flashings, Extent : Mo Location : Throughout	иение, Агеа Ајјестеа : 25%			
	Ponding, Extent: Moderate, Area Affe	ected : 25%			
	Location: East And North Buildings				
	Water Penetration, Extent : Moderate,				
	Location: Various Roof Penetration	==			

Interior

Asset #: 161

Architecture	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	65% 0-2 Staining/Discoloring, E Location: Throughou Uneven Substrate, Exte Location: 2nd, 3rd, 4	it int : Moderate, Ai			3	\$151,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$34,100	
Ceramic Tile	5% 4+	\$7,600	2029	* *	5	\$3,900	
	Caulking Deteriorated, Location: Bathrooms	Extent : Light, A		l : 10%		Ψ2,2 0 0	
Raised Access Floor	5% Now Broken/Missing Elemen	\$19,400 uts. Extent : Mode	2035 erate. Area 1	* * Affected : 30%	5	\$14,600	
	Location : 5th Floor	,	, , , , , , , , , , , , , , , , , , , ,	-yy			
Vinyl Tile	15%		2026	\$201,200	3	\$8,800	
Interior Walls							
Ceramic Tile	5%		2035	* *	5	\$4,200	
Concrete Masonry Unit	10%		LIFE	* *	5	\$3,300	
Gypsum Board	73% Now Water Penetration, Ext. Location: 6th Floor		LIFE rea Affected	* * l : 5%	5	\$36,500	
Masonry: Brick	5% Now Diagonal Cracks, Exter Location: Storage Ro Spalling, Extent: Mode	oom erate, Area Affect		* *			
D14	Location : Steam Roo	m Ana Storage	LIEE	* *		\$1.700	
Plaster	7%		LIFE	4.4	5	\$1,700	
Ceilings AcousTileConcealSpLn	5%		2031	* *	5	\$9,700	
AcousTileSusp.Lay-In	15%		2031	* *	5 5	\$23,400	
Acous Mesusp.Lay-III	Staining/Discoloring, E Location: Various Lo	_		5%	3	\$23,400	
Exposed Concrete	40% Now Staining/Discoloring, E Location: Various Loc		LIFE , Area Affec	* * ted : 10%	5	\$9,700	
Gypsum Board	35% Now Water Penetration, Ext Location : Second An			* * l : 10%	5	\$68,100	
Plaster	5%		LIFE	* *	5	\$4,900	

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 161

Electrical	Currer	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment	1000/		• • • •	4. 4.	_	4.00		
Fused Disc Sw	100%		2036	**	5	\$300		
		, Extent : Moderate, A	Area Affe	cted: 100%				
	Location : Electr		D:	and Constant				
C	Explanation : Iw	o 2000 Amperes Mai	n Discon	пест Ѕwitcn				
Switchgear / Switchboard Fused Disc Sw	100%		2036	* *	5	\$300		
Raceway	10070		2030			ψ300		
Conduit	60%		2026	\$69,800	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	\$31,300	1			
Thermoplastic	20%		2036	* *	1			
Motor Controllers								
Locally Mounted	50%		2024	\$49,100	5	\$300		
Locally Mounted	50%		2031	* *	5	\$300		
		, Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Water							
-	Explanation : Ba	sement						
Ground								
Grounding Devices Generic	100%		LIFE	* *	5	¢1 100		
Generic		, Extent : Moderate, A			5	\$1,100		
	Location : Basen		н <i>геи А</i> јје	ciea . 100/0				
	Explanation: Wa							
Stand-by Power	Expedition: We	iici iiiciii						
Transfer Switches								
Automatic	100%		2024	\$9,000	1	\$23,700		
Generators								
Diesel	100%		2022	\$74,100	1	\$29,800		
		, Extent : Moderate, A	Area Affe	cted : 100%				
	Location: Roof - Generator Room							
	Explanation : Or	ne 62 Kva						
Batteries	10007		2010	4.	_	** **		
Lead/Acid	100%		2019	\$1,500	5	\$2,900		
Fuel Storage	1000/		2025	4	_	44.5 00		
Day Tank	100%	Entered M. 1	2025	\$5,700	5	\$14,300		
		, Extent : Moderate, A Generator Room	Area Affe	ciea : 100%				
	Explanation : On							
Lighting	<u> Е</u> лріананоп : Оп	ie 50 Ganons						

Lighting

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

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

Asset #: 161

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	88%	2026	\$391,000	10	\$62,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation: Using T8 Lamps							
Fluorescent	10%	2021	\$44,400	10	\$7,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Basement							
	Explanation: Using T12 Lamps							
Incandescent	2%	2021	\$19,700	2				
Egress Lighting								
Emergency, Service	35%	2026	\$13,400	1				
Emergency, Battery	15%	2026	\$15,800	10	\$2,800			
Exit, Service	50%	2026	\$13,000	1				
Exterior Lighting								
HID	18%	2026	\$53,000	10				
Incandescent	7%	2021	\$17,500	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	* *	1-3	\$9,800			

l echanical	Current Repair		Future Replacement		Maintenance			
ystem Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%			2046	* *	1		
•		ervation, Exte : Throughout	ent : Light, Area	Affected	: 100%			
	Explanati	ion : Steam F	rom Con Edison					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$4,600	
Distribution								
Hot Wtr Piping/Pump	70%	Now	\$4,000	2025	\$79,700	4	\$2,700	
	Insul. Dete Location	0.	tent : Moderate,	Area Aff	fected : 20%			
Central Plant Steam Piping/Pmp	30%	Now	\$18,500	2026	\$370,900	4	\$1,100	
	Insul. Dete Location	0.	tent : Moderate,	Area Aff	fected : 20%			

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

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

Asset #: 161

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Terminal Devices Air Handler	75%	0-2	\$770,500	2036	* *	1	\$32,100	
		xtent : Seve	re, Area Affected : Of Units - Extensive	50%	on		, , , , , , , , , , , , , , , , , , ,	
	Leak Evid	ent, Extent	: Severe, Area Affe					
			Of The Units, Roof	1.00 . 1	750/			
	Location	-	tent : Severe, Area	Ађестеа	: /3%			
Convector/Radiator	25%			2031	* *	1	\$6,200	
Air Conditioning								
Energy Source Electricity	100%			2034	* *	1		
Conversion Equipment	100%			2034		1		
Centrifugal, Elec Chille	r 100%	Now	\$82,700	2035	* *	1	\$75,000	
commugui, zico cimio			nt : Severe, Area Aj		40%	-	472,000	
	Location	: 7 Compr	essors, Sub-basem	ent				
	_	-	tent : Light, Area A	ffected :	100%			
	Location	ı : Sub-base	ement					
Distribution						_		
CW & CHW Wtr	100%			2036	* *	4	\$5,700	
Pipe/Pump Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$41,000	2026	\$819,400	1	\$42,900	
Till Hallard Cook He			nt : Severe, Area Aj		·	1	ψ 12,900	
	-	-	ntrol System, Throu	-				
Heat Rejection								
Water Cooling Tower	100%			2027	\$277,300	2	\$77,500	
Ventilation								
Distribution	1000/				ate ate	2.5	0.42 000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$42,900	
Exhaust Fans Interior	30%			2021	\$78,000	2	\$700	
Roof	70%			2021	\$84,900	2	\$1,700	
lumbing	7070			2021	Ψ0-1,200		ψ1,700	
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	10007			LIPP	* *	,		
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2026	\$11,100	4	\$1,600	
mon-submersible		ervation F	Extent : Light, Area		·	4	\$1,000	
		: Sub-base	-	,,, - c i c ii	. 23/0			
	Explana							

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

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

Mechanical	Current Repair	Future Repla	cement	М						
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	nted Cost	Cycle (Yrs)	Estimated Cost	Priority				
Plumbing										
Fixtures										
Generic	100%									
Vertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Light	Other Observation, Extent : Light, Area Affected : 100%								
	Location:									
	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					

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

Page: 141

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,269,400	\$793,000
Interior Architecture	\$198,200	\$2,735,600
Electrical		\$5,193,300
Mechanical	\$739,000	\$5,413,600
Total	\$2,206,700	\$14,135,400
Importance Code A	\$1,269,400	\$793,000
Importance Code B	\$937,200	\$13,177,800
Importance Code C		\$164,700
Total	\$2,206,700	\$14,135,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$23,400	
Interior Architecture	\$44,000	\$55,000		\$1,286,800
Electrical	\$55,300	\$38,800	\$43,300	\$34,200
Mechanical	\$93,300	\$43,800	\$125,900	\$47,100
Elevators/Escalators	\$49,300	\$49,300	\$49,300	\$49,300
Total	\$242,000	\$187,000	\$242,100	\$1,417,400
Importance Code A	\$12,400	\$12,400	\$36,300	\$12,400
Importance Code B	\$229,700	\$160,900	\$205,700	\$1,405,000
Importance Code C		\$13,700		
Total	\$242,000	\$187,000	\$242,100	\$1,417,400



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

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

Asset #: 13871

Architecture	Current Repair		Future Replacement		M				
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior									
Exterior Walls	150/		LIDD	* *	-	¢10.700			
Concrete Masonry Unit	15%	\$00.200	LIFE LIFE	* *	5 5	\$18,600			
Concrete Masonry Unit	5% Now Cracking/Crumbling, E	\$90,200 Extent: Moderate			3	\$6,200			
	Location: Penthouse	мені . тойетие,	<i>А</i> геи А <u>ј</u>	jecieu . 2070					
	Expansion Int Failure,	Extent · Moderat	e Area A	Affected · 25%					
	Location: Penthouse	zaca : modera	c, 117cu 1	199000000000000000000000000000000000000					
	Other Observation, Ext	ent : Moderate. A	rea Affe	cted : 100%					
	Location : Penthouse	,							
	Explanation : Stucco	Cement Over Cm	и						
Metal Panel	80%		2046	* *	5-10	\$1,090,300			
Windows						•			
Aluminum	100% Now	\$568,100	2042	* *	5	\$30,700			
	Caulking Deteriorated,		te, Area A	Affected : 50%					
	Location: Throughou								
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Throughou								
	Explanation : Fixed V	Vindows							
Parapets Metal Panel	100%		2046	* *	5	\$46,900			
Roof	10070		2040		5	\$40,900			
Built-Up (BUR)	60% Now	\$276,800	2036	* *					
Built of (Bolt)	Miss/Damaged Flashin Location: Over 10th	gs, Extent : Mode		ea Affected : 25%					
	Vegetation Growth, Ext	ent : Moderate, A	rea Affe	cted : 15%					
	Location: Over 10th	Floor							
	Water Penetration, Extent: Light, Area Affected: 10%								
	Location : Over 10th Floor								
	Worn/Eroded, Extent:	Moderate, Area A	ffected :	25%					
	Location : 10th Floor								
Built-Up (BUR)	40% Now	\$36,900	2031	* *					
	Water Penetration, Exte		rea Affec	eted : 10%					
	Location : Over First	Floor							
Interior									
Floors	200/		2022	#1 040 70 0	2	Ø1777 100			
Carpet	20%		2022	\$1,242,700 * *	3	\$176,100			
Cast in Place Concrete Ceramic Tile	10% 5%		LIFE 2035	* *	5	\$96,300			
Terrazzo	5% 10%		LIFE	* *	5 5	\$22,000 \$34,400			
Vinyl Tile	55%		2026	\$2,276,400	3	\$90,800			
Interior Walls	3370		2020	Ψ2,270,400	<i>J</i>	Ψ20,000			
Cast in Place Concrete	5%		LIFE	* *					
Ceramic Tile	7%		2035	* *	5	\$27,500			
Concrete Masonry Unit	10%		LIFE	* *	5	\$15,700			
Glass: Single Pane	3%		LIFE	* *	5	\$8,800			
Gypsum Board	70%		LIFE	* *	5	\$164,700			
Granite Panels	5%		LIFE	* *		,			

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

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

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

Asset #: 13871

Architecture	Current Repair Future Replacement		Ma					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	2031	* *	5	\$396,300			
	Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location: 10th Floor							
Exposed Struc: Steel	5%	LIFE	* *					
Gypsum Board	5%	LIFE	* *	5	\$27,500			

Electrical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2036	* *	5	\$1,100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Electrica						
	Explana	tion : Main	n Service Switch Ra	ted @ 16	600 Amperes.			
Transformers								
Dry Type	100%			2031	* *	5	\$900	
			Extent : Moderate, A	Area Affe	cted : 100%			
		n : Mechani						
~	Explana	tion : 112.5	Kva, 480/208/120	Volts				
Switchgear / Switchboard	1000/			2026	* *	_	#1.100	
Fused Disc Sw	100%			2036	* *	5	\$1,100	
Raceway	1000/			2026	* *			
Conduit	100%			2036	* *	1		
Panelboards	100/			2024	* *	_	# COO	
Fused Disc Sw	10%			2034	* *	5	\$600	
Molded Case Bkrs	90%			2034	* *	5	\$5,900	
Wiring	1000/			2026	* *			
Thermoplastic	100%			2036	* *	1		
Motor Controllers	500/			2021	* *	-	#000	
Locally Mounted	50%			2031	* *	5	\$800	
Motor Control Center	50%			2031	* *	5	\$3,400	
Ground								
Grounding Devices	1000/			LIEE	* *	_	#2.700	
Generic	100%			LIFE	* *	5	\$3,700	
tand-by Power								
Transfer Switches	1000/			2021	* *	1	¢7.6 000	
Automatic	100%			2031		1	\$76,900	
Generators	1000/			2020	* *	1	¢07.000	
Diesel	100%		Extant Moderate	2029		1	\$96,800	
		servanon, E n : Penthou	Extent : Moderate, A	11еи AJJe	ciea . 100%			
				atad @	2001-0			
Batteries	Ехріапа	uon : Emer	rgency Generator R	aiea @ 3	DOCKW			
Batteries Lead/Acid	100%			2019	\$1,700	5	\$9,300	
Leau/Acid	100%			2019	\$1,700	3	\$9,500	

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

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

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

Asset #: 13871

Electrical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
tand-by Power							
Fuel Storage	500/	2024	ale ale	_	Ф22.200		
Day Tank	50%	2034	* *	5	\$23,200		
	Other Observation, Extent : Moderate, Location : Penthouse	Агеа Ајјест	ea : 100%				
	Explanation: 75 Gallon Capacity						
Main Tank	50%	2041	* *	5	\$3,700		
Main Tank	Other Observation, Extent : Moderate,		ed : 100%	3	\$5,700		
	Location: Sub-basement	meanyeei	ca . 10070				
	Explanation : 500 Gallons Rated Cap	pacity					
ighting		-					
Interior Lighting							
Fluorescent	85%	2026	\$1,338,100	10	\$194,900		
	T-8 Lamps And Fixtures, Extent: Mode	erate, Area A	Affected : 100%				
	Location: Throughout The Building						
Fluorescent	13%	2026	\$204,700	10	\$29,800		
	Compact Fluorescent Light, Extent : M Location : Offices And Corridors	loderate, Ar	ea Affected : 100	%			
Fluorescent	2%	2026	\$31,500	10	\$4,600		
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Mechanical Rooms						
Egress Lighting							
Emergency, Service	50%	2026	\$68,000	1			
Exit, LED	50%	2041	* *	1			
Exterior Lighting							
HID	20%	2026	\$208,700	10	\$200		
No Component	80%						
ightning Protection							
Arresters/Cabling	1000/	2041	* *	5	\$7.200		
Generic larm	100%	2041		5	\$7,300		
Security System							
No Component	70%						
Generic	30%	2026	\$250,800	1	\$28,000		
	Other Observation, Extent : Moderate,			-	\$20,000		
	Location: Hallways, Lobby And Out.	side					
	Explanation: CCTV Surveillance Cameras						
Fire/Smoke Detection							
Generic, Digital	100%	2026	\$2,862,200	1-3	\$154,100		
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The Building						
	Explanation: Strobe Lights, Manual	Pull Station	s, Smoke Detecto	ors, Aları	n Bells And Horns		

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

Heating

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

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

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

Asset #: 13871

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Energy Source	1000/			2046	يك يك	1				
Natural Gas	100%			2046	* *	1				
Conversion Equipment Hot Water Boiler	100%			2039	* *	1	\$123,600			
Tiot water Boiler		ervation, E	xtent : Light, Area		: 100%	1	\$123,000			
			se Mechanical Equ							
	Explanati	ion : (2) G	as Fired Hot Water	Boilers						
Distribution										
Hot Wtr Piping/Pump	100%		\$20,200	2042	**	4	\$12,300			
			nt : Severe, Area Aj strol, Throughout	п естеа : .	10%					
Terminal Devices	Locuiton	. Dins Con	aroi, Inroughoui							
Air Handler	60%			2031	* *	1	\$92,800			
Convector/Radiator	40%			2039	* *	1	\$32,300			
Air Conditioning										
Energy Source										
Electricity	100%			2042	* *	1				
Conversion Equipment	000/	NT.	Ф220 200	2027	¢4.402.000	2	ФО ООО			
Int Pkg Unit -	80%	Now	\$220,200	2027	\$4,403,800	2	\$9,800			
Heating/Cooling	Not in Serv	ice Frten	t : Severe, Area Aff	ected · 3	5%					
	Location: 7 Units Not Working Properly, Mechanical Rooms In Each Floor									
	Other Observation, Extent: Light, Area Affected: 80%									
	Location	: Through	out							
	Explanati	ion : 10 H	eat Pump Units. Fr	igerant I	R-22					
Ext Pkg Unit -	15%	Now	\$24,300	2031	* *	2	\$1,800			
Heating/Cooling										
			ent : Light, Area A	ffected :	15%					
			Lower Roof	a Affords	1.150/					
		ervanon, E : Lower Ro	'xtent : Severe, Ared	а Ајјесте	a:15%					
			ctive Units							
Ext Pkg Unit -	5%	on . Dejec	live Oniis	2026	\$162,000	2	\$800			
Heating/Cooling	370			2020	\$102,000	2	\$600			
111 ming	R-22 Refrig	gerant, Ext	ent : Light, Area A	ffected :	5%					
	Location	: 1 Unit, L	ower Roof							
Distribution										
CW & CHW Wtr	80%	Now	\$5,100	2046	* *	4	\$9,900			
Pipe/Pump	7 7 5		T 16 1		c . 1 2007					
			Extent : Moderate,	Area Aff	ected: 30%					
N. C.	Location	. Kooj								
No Component	20%									

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

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

Asset #: 13871

Mechanical	Current Repair		Future Replacement		M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Heat Rejection								
Water Cooling Tower	80% Now	\$78,600	2027	\$785,800	2	\$161,000		
	Corroded, Extent : Se			D D C				
	Location: Bottom (-	-	-				
	Leak Evident, Extent		cted: 10	% 0				
	Location: Bottom (of The Unit, Roof						
No Component	20%							
Ventilation								
Distribution	1000/		LIEE	* *	2.5	¢120.400		
Ductwork/Diffusers	100%		LIFE		2-5	\$139,400		
Exhaust Fans	700/		2031	* *	2	¢5 400		
Interior Roof	70% 30%		2031	* *	2 2	\$5,400		
Plumbing	30%		2031			\$2,300		
H/C Water Piping								
Brass/Copper	100%		2046	* *	1			
Water Heater	10070		2010					
Electric	100% Now	\$45,600	2021	\$228,000	4	\$1,500		
21000110	Malfunctioning, Exte					\$1,000		
	Location : 3 Out Of		-					
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Backflow Preventer	1000/					44.7.400		
Generic	100%		2031	* *	1	\$15,300		
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%		LIFE	* *				
Geared Traction	Other Observation, E	rtent : Moderate						
	Location : All Floor		чей Аује	cieu . 10070				
	Explanation: 5 Uni							
Fire Suppression	влучиний. Э Оп	vos						
Standpipe								
No Component	30%							
Generic	70%		2046	* *	1-5	\$91,500		
Sprinkler						,		
Generic	100%		2046	* *	1-2	\$70,000		
Fire Pump								
Generic	100%		2022	\$166,600	1	\$46,700		
	Other Observation, E	Extent : Light, Area				•		
	Location : Fire Pun	np Located In The	Mall					
	Explanation: Unit	Is Maintained And	Operated	l From The Mall				

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

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

Page: 147

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,309,100	\$825,300
Interior Architecture	\$1,517,500	\$423,300
Electrical	\$1,022,800	\$1,913,200
Mechanical	\$6,308,900	\$6,589,900
Total	\$11,158,300	\$9,751,600
Importance Code A	\$2,309,100	\$995,500
Importance Code B	\$8,742,600	\$8,715,200
Importance Code C	\$106,500	\$40,900
Total	\$11,158,300	\$9,751,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,600			
Interior Architecture	\$20,600		\$93,700	\$9,200
Electrical	\$11,300	\$35,700	\$16,000	\$11,200
Mechanical	\$103,100	\$99,800	\$179,600	\$90,900
Elevators/Escalators	\$189,500	\$189,500	\$189,500	\$189,500
Total	\$352,100	\$325,100	\$478,700	\$300,700
Importance Code A	\$63,100	\$36,300	\$35,500	\$35,500
Importance Code B	\$282,500	\$288,800	\$443,200	\$265,200
Importance Code C	\$6,600			
Total	\$352,100	\$325,100	\$478,700	\$300,700



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2056

rchitecture	Current I	Repair	Futur	e Replacement	M	aintenance				
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior										
Exterior Walls										
Cast Iron	2%		LIFE	* *						
Cast Stone/Terra Cotta	5%		LIFE	* *	5	\$235,800				
Masonry: Brick	88% Now	\$1,623,900	LIFE	* *	5	\$531,300				
	Jnt Mortar Miss/Eroo		e, Area A	Affected : 50%						
	Location: Through									
	Vertical Cracks, Exte		a Affecte	d : 5%						
	Location: Penthouse									
	Water Penetration, E.		rea Affe	cted : 10%						
	Location : Foundat									
	Other Observation, E		Area Affe	cted : 10%						
	Location : West Fac									
	Explanation : Scaff	olding In Place								
Masonry: Granite	3%		LIFE	* *	5	\$13,600				
Masonry: Limestone	2% Now	\$267,300	LIFE	* *	5	\$9,100				
	Jnt Mortar Miss/Eroo		e, Area A	Affected : 20%						
	Location : Lintels A									
	Worn/Eroded, Extent	Worn/Eroded, Extent: Moderate, Area Affected: 50%								
	Location: Window	Sills And Lintels								
Windows										
Aluminum	95%		2041	* *	5	\$116,300				
Aluminum	5% Now	\$259,700	2050	* *	5	\$3,100				
	Air Infiltration, Extent : Severe, Area Affected : 100%									
	Location: 11th Floor									
	Unit Inoperable, Exte		a Affecte	ed : 100%						
	Location : 11th Flo	or								
Parapets		**- ***			_					
Cast Stone/Terra Cotta	10% Now	\$27,600	LIFE	* *	5	\$8,300				
	Jnt Mortar Miss/Eroc	l, Extent : Moderat	e, Area A	Affected : 50%						
	Location: Coping			2.50 /						
	Worn/Eroded, Extent	: Moderate, Area A	Affected :	25%						
	Location : Coping									
Masonry: Brick	90% Now	\$56,400	LIFE	* *	5	\$9,600				
	Cracking/Crumbling,		, Area Aj	ffected : 20%						
	Location: Interior	Face								
	Jnt Mortar Miss/Erod, Extent: Light, Area Affected: 15%									
	Location : Through	out								
Roof										
Modified Bitumen	92%		2030	* *	10	\$43,600				
Modified Bitumen	5%		2033	* *	10	\$2,400				
Skylight, Metal/Glass	3%		2035	* *	10	\$4,700				

Interior

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

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

Asset #: 2056

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior										
Floors										
Carpet	30%			2024	\$2,185,400	3	\$253,500			
Cast in Place Concrete	2%	Now	\$118,700	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 Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%					
	Location	ı : Stair Laı	nding Between 23 A	And 24 F	loors					
	Explana	tion : Temp	orary Support In P	lace						
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%		\$630,800	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%		\$106,500	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	a : 22, 23 A	nd 24 Floors							
Under Construction	20%									

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

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

Asset #: 2056

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Ceilings									
AcousTileConcealSpLn				2030	* *	5	\$176,100		
AcousTileSusp.Lay-In	32%			2030	* *	5	\$180,300		
Exposed Concrete	5%	Now	\$183,600	LIFE	* *	5	\$4,400		
	Corrosion/Rusting, Extent: Moderate, Area Affected: 10% Location: Steam Room Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Basement								
	-	Reinforceme 1 : Basemen	nt, Extent : Moder t	ate, Area	Affected : 10%				
Gypsum Board	5%			LIFE	* *	5	\$35,200		
Plaster	3%			LIFE	* *	5	\$10,600		
Plaster	10%	Now	\$299,600	LIFE	* *	5	\$35,200		
	Location Cracking/	a : 22, 23, A Crumbling,	ents, Extent : Seven nd 24 Floors Extent : Severe, And nd 24 Floors						
Under Construction	20%								

Electrical	Current Repair	Future I	Replacement	M	aintenance			
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	20%	2045	* *	5	\$300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: 1-4000 Amperes	Main Disconnect	Switch					
Fused Disc Sw	40%	2025	\$85,100	5	\$600			
	Other Observation, Extent : Mod	erate, Area Affecte	ed : 100%					
	Location : Electrical Room							
	Explanation: Two 4000 Amper	es Main Disconne	ct Switch					
Fused Disc Sw	20%	2025	\$42,600	5	\$300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation: One 2000 Amper	es Main Disconne	ct Switch					
Fused Disc Sw	20%	2025	\$42,600	5	\$300			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation: One 1200 Amper	es Main Disconne	ct Switch					
Switchgear / Switchboard								
Fused Disc Sw	50%	2035	* *	5	\$800			
Fused Disc Sw	30%	2025	\$163,400	5	\$500			
Molded Case Bkrs	20%	2045	* *	5	\$1,900			

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

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

Asset #: 2056

Electrical		Current Repair			re Replacement	Maintenance		
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts								
Raceway								
Conduit	30%			2045	* *	1		
Conduit	40%			2035	* *	1		
Conduit	20%			2025	\$127,700	1		
Under Construction	10%			2020	Ψ127,700	•		
Panelboards	1070							
Fused Disc Sw	10%			2033	* *	5	\$800	
Fused Disc Sw	5%			2024	\$24,200	5	\$400	
Molded Case Bkrs	55%			2041	**	5	\$5,200	
Molded Case Bkrs	20%			2033	* *	5	\$1,900	
Under Construction	10%					-	4-,	
Wiring								
Braided Cloth	20%	2-4	\$197,400	2050	* *	1		
			ent : Moderate, Are		ed : 100%			
		: Through						
Thermoplastic	30%			2045	* *	1		
Thermoplastic	30%			2025	\$296,100	1		
Under Construction	20%			-0-0	Ψ=> 0,100	-		
Motor Controllers								
Locally Mounted	50%			2030	* *	5	\$1,200	
Locally Mounted	45%			2023	\$13,400	5	\$1,100	
Variable Frequency	5%			2045	**		Ψ1,100	
Drive	2,5			20.0				
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 Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out The Building					
	Explana	tion : T-8 L	amps					
Fluorescent	30%			2030	* *	10	\$98,600	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	: Through	out					
	Explana	tion : T-12	Lamps					
Fluorescent	5%			2030	* *	10	\$16,400	
	Other Obs	ervation, E	Extent : Moderate, A		ected : 100%		, ,, ,,	
		: Through						
		_	oact Lamps					
Incandescent	5%		•	2020	\$229,600	2.	\$400	
				2020	<i>\$227</i> ,000	-	φ100	
Incandescent Under Construction	5% 20%			2020	\$229,600	2	\$400	

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

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

Asset #: 2056

Electrical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	25%		2030	* *	10	\$21,600	
Emergency, Battery	35%		2025	\$171,400	10	\$30,300	
Exit, LED	20%		2053	* *	1		
Exit, Service	10%		2030	* *	1		
Under Construction	10%						
Exterior Lighting							
HID	70%		2025	\$960,100	10	\$800	
Incandescent	30%		2020	\$349,200	2	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2030	* *	1	\$40,200	
Fire/Smoke Detection							
No Component	65%						
Generic, Digital	35%		2030	* *	1-3	\$77,300	

Mechanical	Current F	Repair Fo	uture	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)		ear Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%	20	35	* *	1		
Fuel							
Conversion Equipment							
Steam Boiler	100%	20	30	* *	1	\$355,000	
	Other Observation, E	xtent : Light, Area Affec	cted :	100%			
	Location: Basemen	t Boiler Room					
	Explanation: 4 Uni	ts					
Distribution							
Central Plant Steam	100%	20	25	\$5,756,900	4	\$17,700	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	80%	20	30	* *	1	\$92,600	
Fan Coil Unit/Heat	20%	20	20	\$1,018,800	1	\$23,200	
Air Conditioning							
Energy Source							
Electricity	100%	20	33	* *	1		

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

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

Asset #: 2056

Mechanical	Current Repair			Futur	re Replacement	М		
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	60%			2020	\$1,732,300	1	\$99,800	
		gerant, Ex : Various	tent : Light, Area A <u>j</u> Floors	fected :	60%			
Reciprocating Compr/Chiller	40%			2033	* *	1	\$66,500	
	-	frigerant, l : Various	Extent : Light, Area Floors	Affected	d : 40%			
Terminal Devices								
Air Handler/Dir Expansion	60%			2020	\$2,282,000	1		
Air Handler/Dir Expansion	40%			2033	* *	1		
Heat Rejection Air Cooled Condenser Unit	10%			2030	* *	2	\$25,000	
Air Cooled Condenser Unit	10%			2020	\$68,600	2	\$25,000	
Water Cooling Tower	Broken, Ex Location	: Insulatio Extent : M	\$64,500 lerate, Area Affected n, Roof loderate, Area Affec		\$645,400 %	2	\$144,300	
Water Cooling Tower	30%	. <i>Rooj</i>		2029	* *	2	\$108,200	
Ventilation	3070			2029			\$100,200	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$199,900	
Exhaust Fans							4-22,32	
Interior	60%			2020	\$726,100	2	\$6,600	
Interior	40%			2033	* *	2	\$4,400	
Plumbing								
H/C Water Piping Brass/Copper			\$126,800 evere, Area Affected	2035 : 20%	* *	1		
Water Heater								
Gas Fired	100%			2019	\$207,500	2	\$5,200	
Sanitary Piping Cast Iron	100%			LIFE	**	1	•	
Storm Drain Piping Cast Iron	100% Corroded,		\$35,400 evere, Area Affected at	LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2025	\$51,900	4	\$7,600	

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

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

Asset #: 2056

Mechanical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Plumbing						
Backflow Preventer						
Generic	100%	2033	* *	1	\$22,000	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location: (1) B-23 (3) L-22 (4) L-12				
	Explanation: 8 Units					
Fire Suppression						
Standpipe						
Generic	100%	2035	* *	1-5	\$180,800	
Sprinkler						
Under Construction	100%					
Fire Pump						
Generic	100%	2040	* *	1	\$67,000	
	Recent Installation, Extent : Light, A	Area Affected : 100	%			
	Location: 24th Floor					
Chemical System						
Generic	100%	2020	\$1,900	1-3	\$3,700	
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location : 1st Floor Café					
	Explanation : 1 Set Unit					

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

Page: 155

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : EDGEWATER VILLAGE HALL

Address : 111 CANAL STREET @TAPPEN PARK

Borough : STATEN ISLAND Agency's Number : N/A

Area Sq Ft : 8,000 Project Type : REAL PROPERTY

Date of Survey : 03-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 523 Lot : 1 BIN : 5013729

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$535,900	\$140,300
Interior Architecture		\$115,900
Total	\$535,900	\$256,200
Importance Code A	\$535,900	\$140,300
Importance Code B		\$115,900
Total	\$535,900	\$256,200

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,200			
Interior Architecture	\$51,500		\$800	\$1,500
Electrical	\$14,500	\$200	\$300	\$200
Mechanical	\$2,000	\$1,100	\$14,300	\$1,100
Site Pavements	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,100	\$5,200	\$19,300	\$6,700
Importance Code A	\$2,000	\$800	\$800	\$800
Importance Code B	\$47,300	\$4,400	\$18,500	\$6,000
Importance Code C	\$24,700			
Total	\$74,100	\$5,200	\$19,300	\$6,700



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

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

Asset #: 13693

rchitecture	Current	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Masonry: Brick	Location: Throug Loose Units, Extent Location: Window Spalling, Extent: M Location: Throug Vegetation Growth, Location: Throug	: Severe, Area Affec v Arch, Canal Street loderate, Area Affect hout Extent : Moderate, A	ted : 3% Side ted : 5% Area Affe	cted : 5%	5	\$19,000	
		hout, Especially At (
Masonry: Brownstone	2%		LIFE	* *	5	\$600	
Masonry: Fieldstone	2%		LIFE	* *	5	\$600	
Masonry: Limestone	4%		LIFE	* *	5	\$1,200	
Windows	.,,					ψ1, <u>=</u> 00	
	Location : Throug Broken/Missing Ele Location : At Wind	ent : Moderate, Area	Window M re, Area A	Mounted Air Condi Affected : 30%	itioning (Units	
Parapets Metal Cornice	Location: Throug Deteriorated Finish Location: Painted Punct/Tear/Impact Location: Throug Other Observation, Location: Canal	, Extent : Severe, Ar l Surfaces Peeling T Damage, Extent : Se hout Extent : Moderate, A	ea Affecto hroughou vere, Are Area Affe	ed : 100% ut a Affected : 5% cted : 5%			
Roof	100/		2056	* *	10	#4.200	
Copper/Terne Skylight, Metal/Glass	10% 5% Water Penetration, Location: Over S.	Extent : Moderate, A tair To Attic	2056 2028 Area Affeo	\$140,300	10 10	\$4,300 \$2,900	
Slate	Location : Throug Other Observation, Location : Throug	Extent : Light, Area	Affected	: 100%			

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

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

Asset #: 13693

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Wood	100%	2-4	\$61,500	2041	**	5	\$4,200	
	-	-	ıt : Moderate, Area	Affected	! : 50%			
		: Through		A A C	1 500/			
	_	0 0	Extent : Moderate,	Area Aff	ected: 50%			
	Location	: Through	out					
Interior								
Floors	100/			2021	* *	_	¢1 500	
Ceramic Tile	10%			2031	* *	5 5	\$1,500	
Quarry Tile Slate	5% 3%			2033 LIFE	* *	5	\$1,200	
	3% 80%			2028		3	\$1,000	
Vinyl Tile Wood	2%			2028	\$115,900 * *	<i>5</i>	\$6,200 \$600	
Interior Walls	270			2043		3	\$000	
Gypsum Board	60%			LIFE	* *	5-10	\$14,900	
Masonry: Brick	10%	Now	\$6,300	LIFE	* *	3-10	\$17,200	
Masoniy. Brick			d, Extent : Severe, A		cted : 30%			
			out Basement	170011950	. 5070			
			xtent : Moderate, A	rea Affe	rted: 15%			
			t Throughout	., eu 11,,, e e				
Plaster	30%	2-4	\$7,800	LIFE	* *	5	\$1,300	
Taster			۶۲,800 xtent : Light, Area			3	\$1,500	
		: At Windo	_	пусстей.	. 20/0			
Ceilings	Босинон	. 111 /////	7773					
AcousTileConcealSpLn	30%	Now	\$2,100	2041	* *	5	\$2,900	
Redustriceonecuspen			ents, Extent : Light		ffected : 10%	3	Ψ2,700	
		: Through	_	,, 11, 00, 11,	<i>yeerea</i> : 1070			
Gypsum Board	70%			LIFE	* *	5-10	\$37,100	
Site Enclosure	7070			LITE		3-10	\$37,100	
Fence/Gates								
Iron Picket	100%			2048	* *			
Site Pavements	10070			2010				
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways	-0070							
Pavers/Stone	98%			2031	* *			
Pavers/Stone	2%	2-4	\$1,000	2037	* *			
· ·			derate, Area Affect					
			eps/Entrance Area					

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

Under 600 Volts

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

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

Asset #: 13693

Electrical	Current Repair	Current Repair Future Replacemen		Ma		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	•••	4.4.	_		
Fused Disc Sw	100%	2038	**	5		
	Other Observation, Extent : Liga Location : 1st Floor	nt, Area Affectea : 100	J%o			
	Explanation: 400 Amperes Mo	ain Switch				
Raceway	Explanation : 400 Imperes Me	un Swiien				
Conduit	100%	2038	* *	1		
Panelboards						
Molded Case Bkrs	100%	2036	* *	5	\$200	
Wiring						
Thermoplastic	100%	2038	* *	1		
Ground						
Grounding Devices	1000/		di di	_		
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting Fluorescent	98%	2028	\$19,000	10	\$7,200	
Tuorescent	Other Observation, Extent : Mod			10	\$7,200	
	Location: Throughout	wer are, Theat Tyjeerea	. 100/0			
	Explanation : T-8 Lamps					
Incandescent	2%	2028	\$900	2		
	Other Observation, Extent : Ligi					
	Location: 1st Floor Clinic					
	Explanation: Track Lights					
Egress Lighting						
Emergency, Battery	50%	2028	\$6,000	10	\$1,000	
Exit, Battery	50%	2028	\$4,100	10	\$300	
Exterior Lighting	500/ 31 01	4.200	* *	•		
Incandescent		4,200 2038		2		
	Damaged Fixtures, Extent : Mod Location : Outside Perimeter	aerate, Area Affectea	: 100%			
N. C						
No Component	50%					
Alarm Security System						
No Component	80%					
Generic	20%	2033	* *	1	\$600	
Fire/Smoke Detection	2070	2033		-	φοσσ	
No Component	80%					
Generic, Analog	20%	2028	\$18,300	1-3	\$1,000	
)		+)	

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

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

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

Asset #: 13693

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail 1 Total (Yes	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Conversion Equipment							
Steam Boiler	100%		2041	* *	1	\$7,900	
		on, Extent : Light, Area	Affected	: 100%			
	Location : Bas						
	Explanation:	One Unit					
Distribution	1000/		20.40	* *			
Steam Piping/Pump	100%		2048	* *			
Terminal Devices	1000/		2022	* *		Φ2 (00	
Convector/Radiator	100%		2033	* *	1	\$2,600	
Air Conditioning							
Energy Source	1000/		2026	* *	1		
Electricity	100%		2036		1		
Conversion Equipment Window/Wall Unit	75%		2021	\$12,000	1		
Window/Wall Unit		w \$900	2021 2028	\$12,900 \$900	1		
window/ waii Unit	5% No	w \$900 on, Extent : Moderate, 1		·	1		
	Location : Wa		Area Ajje	ciea : 100%			
		o .					
N. C.		2 Units Not Working					
No Component	20%						
Ventilation							
Exhaust Fans	50/		2022	* *	2		
Wall Unit	5%		2033		2		
No Component	95%						
Plumbing							
H/C Water Piping Galvanized Steel	1000/		2022	* *	1		
	100%		2033		1		
Water Heater	100%		2026	¢£ 100	2	¢100	
Gas Fired		on, Extent : Light, Area		\$5,100	2	\$100	
		on, Extent . Lignt, Area sement Boiler Room	Ајјестеи	. 100/0			
		emeni Botter Room 1 Unit Capacity 50 Gal	long Ingt	allod 2011			
Sanitary Piping	Explanation .	1 Onn Capacity 30 Gai	ons. msi	инеи 2011.			
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIIT		1		
Sump Fump(s) Submersible	100%		2021	\$300	4	\$300	
Fixtures	10070		2021	\$300	- 4	\$300	
Generic	100%						
Vertical Transport	100/0						
Elevators							
Hydraulic	100%		LIFE	* *			
Trydraune		on, Extent : Light, Area		: 100%			
	Location: 1 -	_	. 1,,	. 100/0			
	Explanation :						

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018 Print Date: 22-Sep-2017

Asset Name : EXCELSIOR BUILDING

Address : 137 CENTRE STREET 112 WHITE STREET (AKA)

Borough Agency's Number : MANHATTAN : 312-117 Program / Asset # : DGS0011.000 / 2054 Yr Built/Renovated : 1911 / 2006

Area Sq Ft : 59,000 **Project Type** : REAL PROPERTY

Date of Survey : NONE : 30-Jun-2014 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,9

: 197 BIN : 1002358 Block Lot : 17

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$179,600
Interior Architecture	\$228,200	
Electrical	\$787,600	\$346,500
Mechanical	\$109,800	\$1,480,400
Total	\$1,125,600	\$2,006,600
Importance Code A		\$179,600
Importance Code B	\$1,125,600	\$1,827,000
Total	\$1 125 600	\$2,006,600

Total	\$1,125,600	\$2,006,600
10141	ψ1,123,000	Ψ2,000,000

Total	\$328,900	\$149,400	\$69,000	\$60,200
Importance Code C	\$1,000			
Importance Code B	\$272,600	\$112,600	\$52,300	\$54,400
Importance Code A	\$55,300	\$36,700	\$16,700	\$5,800
Total	\$328,900	\$149,400	\$69,000	\$60,200
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Mechanical	\$18,300	\$60,100	\$11,200	\$10,200
Electrical	\$3,000	\$10,900	\$2,700	\$2,400
Interior Architecture	\$231,600	\$21,000	\$17,700	\$21,000
Exterior Architecture	\$49,400	\$30,800	\$10,800	
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



Maintenance \$ are aggregated over a 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	Futur	e Replacement	М	aintenance			
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%		\$20,200	LIFE	* *	5	\$3,300			
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%									
		ı : Chimney								
			oderate, Area Affect	ed : 25%	ó					
	Location	ı : 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	\$2,900	LIFE	* *	5	\$1,700			
		r Miss/Eroo 1 : Coping	d, Extent : Moderat	e, Area A	Affected : 15%					
Copper/Terne	10%			2060	* *	5	\$2,200			
Masonry: Brick	33%			LIFE	* *	5	\$1,500			
Masonry: Brick	50%	Now	\$26,300	LIFE	* *	5	\$2,200			
•		Extent : Mo ı : Interior	oderate, Area Affect Face	ed : 25%	ó					
	Other Observation, Extent: Moderate, Area Affected: 50%									
		ı : Interior		33						
			onry Coated							
Pre-Cast Concrete	2%		my cource	LIFE	* *	5	\$600			
Roof	∠ 70			LIII		3	\$000			
Modified Bitumen	98%			2030	* *	10	\$13,500			
Modified Bitalifeli	Vegetation	Growth, E	Extent : Moderate, A er 9th Floor		cted : 15%	10	\$13,300			
Skylight, Metal/Glass	2%			2045	* *	10	\$900			
nterior	2/0			2073		10	Ψλου			

Interior

Maintenance \$ are aggregated over a 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

rchitecture		Current Repair		Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Floors								
Carpet	Location	Discoloring, 1: Through	\$228,400 Extent : Moderate out 2nd Through 6t	h Floors	,	3	\$26,500	
			: Moderate, Area A out 2nd Through 6t					
			oui 2na 1nrougn oi				Ф.7.2.000	
Carpet	40%			2024	\$456,700 * *	3	\$53,000	
Ceramic Tile	5%			2034	* *	5	\$4,400	
Mosaic Tile	3%			2030	* *	5	\$6,600	
Terrazzo	2% 30%		\$228,200	LIFE 2035	* *	5 3	\$1,400 \$9,900	
Vinyl Tile	Worn/Erod Location Other Obs Location	led, Extent 1 : Through	: Moderate, Area A out 7th, 8th And 9tl Extent : Moderate, A r	ffected : 1 Floors		3	\$7,700	
Interior Walls	20/				de de	_	A.	
Ceramic Tile	3%			2034	* *	5	\$2,000	
Gypsum Board	20%			LIFE	* *	5	\$7,800	
Metal Panel	15%			LIFE	* *			
Marble Panels	2%			LIFE	* *	-	¢11 700	
Plaster	60%			LIFE	* *	5	\$11,700	
Ceilings	400/			2030	* *	5	¢25 200	
AcousTileSusp.Lay-In	40% 20%			2030	* *	5	\$35,300	
AcousTileSusp.Lay-In Plaster	40%			LIFE	* *	5 5	\$17,700 \$22,100	

lectrical	Current Repair	Futur	e Replacement	Maintenance		
ystem Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$300	
	Other Observation, Extent .	Moderate, Area Affe	cted : 100%			
	Location: Electrical Room	m				
	Explanation: 1-2500 Am	peres Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2045	* *	5	\$1,600	
Raceway						
Conduit	70%	2025	\$61,700	1		
Conduit	30%	2045	* *	1		
Panelboards						
Fused Disc Sw	5%	2024	\$4,500	5	\$100	
Molded Case Bkrs	30%	2041	* *	5	\$500	
Molded Case Bkrs	65%	2024	\$59,100	5	\$1,000	

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

Asset #: 2054

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Wiring						
Braided Cloth	70% 2-4 \$83,	500 2050	* *	1		
	Insulation Aged, Extent : Modera Location : Throughout The Build		100%			
Thermoplastic	30%	2045	* *	1		
Motor Controllers						
Locally Mounted	80%	2023	\$23,900	5	\$300	
Locally Mounted	20%	2038	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	
ighting						
Interior Lighting						
Fluorescent	70%	2020	\$312,000	10	\$37,900	
	Other Observation, Extent : Mode Location : Upper Floors	erate, Area Affected	d: 100%			
	Explanation: T-12 Lamps					
Fluorescent	30%	2030	* *	10	\$16,200	
1.00.1000.00	Other Observation, Extent : Mode Location : Basement, 2nd Floor Explanation : T-8 Lamps	erate, Area Affected	d : 100%	10	\$10 ,2 00	
Egress Lighting	•					
Emergency, Battery	50%	2030	* *	10	\$7,100	
Exit, Service	50%	2030	* *	1	-	
Exterior Lighting						
HID	100%	2025	\$225,700	10	\$200	
Marm						
Security System						
No Component	50%					
Generic	50%	2020	\$90,400	1	\$11,000	
Fire/Smoke Detection					-	
No Component	60%					
Generic, Analog	40%	2020	\$247,600	1-3	\$14,500	

Mechanical	Current Repair	Future R	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	stimated 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	a Affected : 1	00%			
	Location: Basement					
	Explanation: 3 Units					

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 EXCELSIOR BUILDING

Asset #: 2054

Mechanical		Current Repair	Future Replacement		Maintenance			
System Component Type		Fail Date Estimated Co (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Distribution				**				
Central Plant Steam	100%		2025	\$947,400	4	\$2,900		
Piping/Pmp								
Terminal Devices	1000/		2022	#200 700		#10.100		
Convector/Radiator	100%		2023	\$299,700	1	\$19,100		
Air Conditioning								
Energy Source	1000/		2022	* *	1			
Electricity	100%		2033		1			
Conversion Equipment Window/Wall Unit	60%		2020	\$70,000	1			
No Component	40%		2020	\$70,000	1			
Ventilation Ventilation	4070							
Distribution								
Ductwork/Diffusers	20%		LIFE	* *	2-5	\$6,600		
No Component	80%		LIIL		2-3	\$0,000		
Exhaust Fans	0070							
Interior	20%		2020	\$39,800	2	\$400		
No Component	80%		2020	Ψ37,000	2	Ψ100		
Plumbing	0070							
H/C Water Piping								
Brass/Copper	100%	0-2 \$8,300	2035	* *	1			
		Extent : Moderate, Area A			_			
		Water Main, Basement	•					
Water Heater								
Gas Fired	100%		2020	\$34,100	2	\$900		
Sanitary Piping				•				
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)								
Non-Submersible	100%		2020	\$8,500	4	\$1,900		
Fixtures				•				
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%		LIFE	* *				
	Other Obser	rvation, Extent : Light, Ar	rea Affected	: 100%				
	Location :	(1) B-9 (2) 1-8						
	Explanation	on: 3 Units						
Fire Suppression								
Standpipe								
Generic	100%		2025	\$233,300	1-5	\$30,900		

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,232,100	\$191,200
Interior Architecture	\$449,100	\$145,000
Electrical		\$333,100
Mechanical	\$128,900	\$49,700
Total	\$1,810,100	\$719,000
Importance Code A	\$1,232,100	\$191,200
Importance Code B	\$409,000	\$455,100
Importance Code C	\$169,000	\$72,700
Total	\$1,810,100	\$719,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$44,700		\$9,800	\$20,700
Interior Architecture	\$10,600	\$6,900	\$2,400	\$87,200
Electrical	\$2,100	\$2,200	\$24,300	\$1,700
Mechanical	\$65,400	\$3,600	\$9,900	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,800	\$16,600	\$50,300	\$117,700
Importance Code A	\$79,200	\$2,500	\$12,400	\$23,300
Importance Code B	\$47,600	\$11,000	\$37,900	\$94,400
Importance Code C		\$3,000		
Total	\$126,800	\$16,600	\$50,300	\$117,700



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

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

Asset #: 4167

chitecture	Current	Repair	Futur	e Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast Stone/Terra Cotta	15%		LIFE	* *	5	\$123,000	
Masonry: Brick	50% Now	\$532,000	LIFE	* *	5	\$52,500	
	Jnt Mortar Miss/Ero		te, Area A	ffected : 20%			
	Location : North I						
	Water Penetration, I		Area Affec	cted : 20%			
	Location : North I	Facade, Foundation					
Masonry: Brick	15% Now	\$105,000	LIFE	* *	5	\$15,700	
	Jnt Mortar Miss/Ero	od, Extent : Severe, A	Area Affe	cted : 100%			
	Location : Chimne	•					
	Spalling, Extent: Se		: 25%				
	Location : Chimne	ey .					
	Worn/Eroded, Exten		ected : 25	%			
	Location : Chimne	ey .					
Masonry: Brownstone	10% Now	\$220,000	LIFE	* *	5	\$7,900	
	Jnt Mortar Miss/Ero		te, Area A	ffected : 25%			
	Location : North I						
	Staining/Discolorin		rea Affec	ted : 20%			
	Location : North I						
	Water Penetration,						
	Location : North I	Facade, Tower, Over	· Main En	trace Arch			
Masonry: Granite	10% Now	\$279,900	LIFE	* *	5	\$7,900	
	Jnt Mortar Miss/Ero	od, Extent : Moderai	te, Area A	Affected : 30%			
	Location : North I	Facade					
	Water Penetration, I	Extent : Moderate, A	Area Affec	cted : 15%			
	Location: Lobby						
Windows							
Wood	50% Now	\$34,500	2034	* *	5	\$20,700	1
	Deteriorated Finish		Area Aff	ected : 25%			
	Location: Throug						
	Dry Rot/Decay, Exte		_	10%			
		rium At Arch Windov					
Wood	50%		2042	* *	5	\$41,500	
Parapets							
Copper/Terne	10%		2046	* *	5	\$500	
Masonry: Brownstone	90%		LIFE	* *	5	\$2,400	

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

Asset #: 4167

Architecture	Current R	epair	Future Replacement Maintenance				
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Clay Tile	65% Now	\$95,200	2046	* *			
Clay The	Broken/Missing Eleme Location : Througho Gut/DS Non Func/Mis Location : East Face	ents, Extent : Mode out ss, Extent : Severe,	erate, Ar	ea Affected : 10%			
Modified Bitumen	30%		2031	* *	10	\$9,500	
Modified Bitumen	5% Now Drains Inad/Misposn, Location: Roof Adja Ponding, Extent: Seve Location: Roof Adja Other Observation, Ex Location: Roof Adja	acent To Bulkhead, ere, Area Affected acent To Bulkhead stent : Severe, Area acent To Bulkhead	2036 rea Affec And Ov : 75% And Ove	er Main Entrance er Main Entrance		**,***	1
nterior	Explanation : Deflec	tion Evident					
Floors							
Carpet	15%		2022	\$81,400	3	\$11,500	
Carpet	10%		2025	\$54,300	3	\$7,700	
Ceramic Tile	15%		2035	* *	5	\$5,800	
Mosaic Tile	5%		2031	* *	5	\$4,800	
Vinyl Tile	20%		2034	* *	3	\$3,800	
Vinyl Tile	20%		2026	\$72,300	3	\$2,900	
Wood	15% Now Broken/Missing Eleme Location: Old Care Worn/Eroded, Extent:	takers Apt. Severe, Area Affe			5	\$5,400	
T . ' XX/ 11	Location : Old Care	іакеrs Арі.					
Interior Walls Ceramic Tile	5%		2035	* *	5	\$6,100	
Gypsum Board	3% 15%		LIFE	* *	5 5	\$6,100	
Masonry: Brick	1976 10% Now Jnt Mortar Miss/Erod, Location : Basement	Extent : Moderat	LIFE	* * Affected : 25%	3	\$10,900	
	Spalling, Extent : Mod Location : Basement	==	ed : 25%	Ó			
Plaster	20% Now Broken/Missing Eleme Location: Old Care Cracking/Crumbling, Location: Old Care	takers Apt. And M Extent : Severe, A	ain Stair rea Affec	ted : 25%	5	\$7,300	
Plaster	35%	1	LIFE	* *	5	\$12,700	
Wood	15%		LIFE	* *	5	\$12,700 \$72,700	
woou	13/0		LIFE		J	\$12,100	

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

Asset #: 4167

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2039	* *	5	\$9,600	
Gypsum Board	10%			LIFE	* *	5	\$4,800	
Plaster	25%	Now	\$69,800	LIFE	* *	5	\$6,000	
	Cracking/	Crumbling,	Extent : Severe, A	rea Affec	ted : 50%			
	Location	: Old Care	etakers Apt.					
	Worn/Eroc	led, Extent	: Severe, Area Affe	cted : 50	9%			
	Location	: Old Care	etakers Apt.					
Plaster	15%			LIFE	* *	5	\$3,600	
Plaster	25%			LIFE	* *	5	\$6,000	

Electrical	Current Repair	Future	e Replacement	М	aintenance				
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Inder 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2036	* *	5	\$100				
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Basement								
	Explanation: Mian Service	Switch Rated @ 80	0 Amperes.						
Switchgear / Switchboard									
Fused Disc Sw	100%	2036	* *	5	\$100				
Raceway									
Conduit	100%	2036	* *	1					
Panelboards									
Molded Case Bkrs	100%	2034	* *	5	\$700				
	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location: Corridors								
	Explanation: Existing Non Purposes	Functional Knife Sw	vitch Panels Retair	ned For I	Historical				
Wiring									
Thermoplastic	100%	2036	* *	1					
Motor Controllers									
Locally Mounted	60%	2031	* *	5	\$100				
Locally Mounted	40%	2024	\$24,800	5	\$100				
Fround									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$400				
	Other Observation, Extent : M Location : Basement	Ioderate, Area Affed	cted : 100%						
	Explanation : Connected To	Metal Water Pine							
ighting	Explanation . Contected 10	meiai maier i ipe.							

Lighting

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

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

Asset #: 4167

Electrical	Current Repair	Futu	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	80%	2031	* *	10	\$18,900			
	Other Observation, Extent : Moderate,	Area Affe	ected : 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	\$14,000	10	\$700			
	Compact Fluorescent Light, Extent : M	oderate, 1	Area Affected : 100	%				
	Location : Hallways							
HID	1%	2026	\$700	10				
Incandescent	1%	2026	\$4,700	2				
Egress Lighting								
Emergency, Battery	50%	2026	\$19,200	10	\$3,100			
Exit, LED	50%	2041	* *	1				
Exterior Lighting								
HID	20%	2026	\$21,500	10				
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2026	\$25,800	1	\$2,900			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways And Outside							
	Explanation: CCTV Surveillance Car	neras						
Fire/Smoke Detection								
Generic, Digital	100%	2026	\$294,200	1-3	\$15,800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation: Smoke Detector, Manua	ıl Pull Sta	ations, Horns, Alar	m Bells A	And Strobe Lights			

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)		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		

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

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

Asset #: 4167

Mechanical		Current I	Repair	Futur	re Replacement	М	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating										
Conversion Equipment										
Steam Boiler		Now	\$20,700	2031	* *	1	\$13,700			
			Extent: Moderate,	Area Af	fected : 60%					
		: Basemen								
			Extent : Severe, Ared	a Affecte	d : 60%					
		: Basemen		a .	1 771 D 111	a . r				
	Explanai Recomm		its. Outdated Heati	ng Syster	n In The Building,	System U	pgrade Is			
Steam Boiler		Now	\$13,800	2031	* *	1	\$9,200			
Steam Boller			Extent : Moderate			1	\$9,200			
				717eu 71 <u>j</u>	Jecieu . 40/0					
		Location : Basement Other Observation, Extent : Severe, Area Affected : 40%								
		: Basemen		a rijjeete	. 1070					
	Explanat	tion : 1 Uni	it. 4 Units. Outdate	d Heatin	g System In The Bi	uilding, S	vstem Upgrade Is			
	Recomm						, F G			
Distribution										
Central Plant Steam	100%	Now	\$90,100	2036	* *	4	\$1,300			
Piping/Pmp										
			Extent : Severe, Ared	a Affecte	d : 100%					
		: Through								
 	Explana	tion : Outd	ated Heating System	m In The	Building, System U	Upgrade	Is Recommended.			
Terminal Devices	0.50/	3.7	#12.500	2021	* *		Φ π 100			
Convector/Radiator		Now	\$13,500	2031		1	\$7,100			
	Other Observation, Extent : Severe, Area Affected : 30% Location : 2nd And 3rd Floor Court Rooms									
					And 2nd El Count	Dooms				
II:4 II4 C4			Of Heating Device				\$100			
Unit Heater - Steam	5%			2021	\$4,800	4	\$100			
Air Conditioning										
Energy Source Electricity	100%			2034	* *	1				
Conversion Equipment	10070			2034		1				
Interior Pkg Unit -	5%			2024	\$49,700	2	\$100			
Cooling	370			2024	ψ -	2	φ100			
Window/Wall Unit	70%			2019	\$38,800	1				
No Component	25%			_017	\$20,000	-				
Terminal Devices										
Fan Coil - 2 Pipe	5%			2026	\$19,000	1	\$400			
No Component	95%									
Heat Rejection										
Dry Cooler	5%			2026	\$5,400	2	\$900			
No Component	95%				-					
Plumbing										
H/C Water Piping Brass/Copper	100%			2036	* *					

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

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

Asset #: 4167

Mechanical	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Gas Fired	100% Now	\$16,200	2026	\$16,200	2	\$300	
	On Extended Life, Ext	tent : Severe, Area	Affected	: 100%			
	Location: Boiler Ro	oom					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Submersible	100%		2019	\$900	4	\$800	
Sewage Ejector(s)							
Electric	100%		2026	\$7,700	4	\$1,000	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: B-4						
	Explanation: 1 Unit	t					

Page: 172

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : HEALTH BUILDING

Address : 125 WORTH STREET @ CENTRE ST.

Borough : MANHATTAN Agency's Number : 312-120
Program / Asset # : DGS0005.000 / 2050 Yr Built/Renovated : 1931 / 2012

Area Sq Ft : 415,410 Project Type : REAL PROPERTY

Date of Survey : 29-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,6,8,10

Block : 168 Lot : 32 BIN : 1001831

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,649,900	\$719,000
Interior Architecture	\$623,400	\$591,100
Electrical		\$381,000
Mechanical	\$670,300	\$10,730,900
Total	\$2,943,600	\$12,422,000
Importance Code A	\$1,649,900	\$719,000
Importance Code B	\$1,293,700	\$11,558,800
Importance Code C		\$144,300
Total	\$2,943,600	\$12,422,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$24,300		
Interior Architecture	\$15,500	\$2,126,800		\$83,500
Electrical	\$82,300	\$64,800	\$56,800	\$69,100
Mechanical	\$70,200	\$33,200	\$58,300	\$40,900
Elevators/Escalators	\$98,700	\$98,700	\$98,700	\$98,700
Total	\$266,600	\$2,347,800	\$213,800	\$292,200
Importance Code A		\$24,300	\$12,300	
Importance Code B	\$266,600	\$2,319,300	\$201,400	\$292,200
Importance Code C		\$4,200		
Total	\$266,600	\$2,347,800	\$213,800	\$292,200



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

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

Asset #: 2050

rchitecture	Current Repair		Future Replacement		Maintenance		
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Bronze/Brass	1%		LIFE	* *			
Masonry: Brick	10% 0-2	\$130,200	LIFE	* *	5	\$21,300	
	Misaligned/Bulging, Location : Interior				hroughoi	ıt	
Masonry: Granite	69% 4+ Staining/Discoloring Location : Through	_	LIFE ea Affecte	* * ed : 20%	5	\$110,200	
Masonry: Granite	20%		LIFE	* *	5	\$31,900	
Windows	-					+ - y	
Aluminum	95% Now Ctrwt/Balnc Not Fun Location: Through		2043 ate, Area	* * Affected : 20%	5	\$123,300	
	Other Observation, I Location : Street L	Extent : Light, Area evel Windows		: 10%			
	Explanation: Prote	ective Metal Grilles					
Bronze/Brass	3%		2035	* *	5	\$48,700	
Metal Louvers	2%		2036	* *	10	\$32,400	
Parapets Masonry: Brick	25% Now Jnt Mortar Miss/Ero Location: Interior		LIFE te, Area A	* * ffected : 25%	5	\$5,800	
	Worn/Eroded, Extent : Light, Area Affected : 25% Location : Interior Face						
	Other Observation, I Location: Interior	Parapet Face	Area Affe	cted : 35%			
Manager County	Explanation: Repo	ппипу ғашиге	LIPP	* *		¢17.400	
Masonry: Granite	60%		LIFE	* *	5 5	\$17,400	
Masonry: Granite	15%		LIFE		3	\$4,400	
Roof Copper/Terne	5%		2055	* *	10	\$12,200	
Modified Bitumen	28% Now	\$16,100	2033	\$161,300	10	\$12,200	
Modified Bituilleii	Debris Present, Exte Location : Courtya	nt : Moderate, Ared					
	Miss/Damaged Flash Location : Curbs In	hings, Extent : Mod	lerate, Ar	ea Affected : 25%			
Modified Bitumen	65% Now Water Penetration, E Location: North W			* * cted : 15%			
Skylight Matel/Class	2%	The second second	2027	\$202.200	10	\$6,500	
Skylight, Metal/Glass	∠ / 0		2021	\$292,300	10	\$0,500	

Interior

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

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

Asset #: 2050

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	25%			2020	\$2,009,900	3	\$233,200	
Ceramic Tile	5%			2030	* *	5	\$31,100	
Marble Panels	10%		\$456,300	LIFE	* *	5	\$46,600	
	_	_	Extent : Moderate Ninth Floor	, Area A <u>j</u>	ffected : 25%			
Quarry Tile	5%			2032	* *	5	\$46,600	
Raised Access Floor	5%			2036	* *	5	\$116,600	
Terrazzo	20%			LIFE	* *	5	\$97,100	
Vinyl Tile	25%			2032	* *	3	\$58,300	
Wood	5%			2062	* *	5	\$58,300	
Interior Walls							•	
Ceramic Tile	2%			2030	* *	5	\$8,400	
Gypsum Board	10%			LIFE	* *	5	\$25,200	
Metal Panel	5%			LIFE	* *			
Marble Panels	20%			LIFE	* *			
Plaster	48%			LIFE	* *	5	\$60,400	
SGFT/Glazed Masonry	10%			LIFE	* *			
Wood	5%			LIFE	* *	5	\$83,900	
Ceilings								
AcousTile,Adhered	10%			2032	* *	5	\$62,200	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$217,600	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$31,100	
Exposed Concrete	5%			LIFE	* *	5	\$4,900	
Masonry: Marble	3%			LIFE	* *	1		
Masonry: Vault Struct	5%			LIFE	* *			
Mosaic Tile	2%			LIFE	* *	1		
Plaster	35%			LIFE	* *	5	\$136,000	

ectrical	Current Repair	Future	Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2053	* *	5	\$1,800			
	Other Observation, Extent: Light,	Area Affected :	100%					
	Location : Electrical Room							
	Explanation : 2- Main Service Di	sconnect Switch	nes Rated @ 400	0 Ampere	es Each.			
Transformers								
Dry Type	100%	2044	* *	5	\$1,500			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location : Electrical Room							
	Explanation : 2- 1500kva, 480/20	08/120volts						
Switchgear / Switchboard								
			* *	5	\$10,900			

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

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

Asset #: 2050

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Esti	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•	•				
Raceway						
Conduit	90%	2053	* *	1		
Conduit	10%	2037	* *	1		
Panelboards						
Fused Disc Sw	5%	2049	* *	5	\$500	
Molded Case Bkrs	95%	2049	* *	5	\$10,400	
Wiring	000/	2052	* *	1		
Thermoplastic	90%	2053	* *	1		
Thermoplastic	10%	2037		1		
Motor Controllers Locally Mounted	20%	2025	\$6,000	5	\$600	
Variable Frequency	80%	2023	\$6,000 * *	5	\$000	
Drive	8076	2044				
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$6,100	
Stand-by Power					+ -,	
Transfer Switches						
Automatic	100%	2044	* *	1	\$127,800	
Generators						
Diesel	100%	2040	* *	1	\$160,900	
	Other Observation, Extent: Location: Roof	Light, Area Affected : 100	0%			
	Explanation: 2-1500kw E	mergency Generators				
Batteries						
Lead/Acid	100%	2022	\$1,500	5	\$15,400	
Fuel Storage						
Day Tank	50%	2049	**	5	\$38,500	
	Other Observation, Extent : Location : Roof	Light, Area Affected : 100)%			
	Explanation : No Available	Nameplate Rating Capa	city			
Main Tank	50%	2062	* *	5	\$6,100	
	Other Observation, Extent:	Light, Area Affected : 100	0%			
	Location: Basement					
	Explanation: 14,000 Galle	ons Rated Capacity				
Lighting						
Interior Lighting	100/	2027	* *	1.0	#20.100	
Fluorescent	10%	2035		10	\$38,100	
	Compact Fluorescent Light, Location: Hallways	Extent : Light, Area Affec	tea : 100%			
Fluorescent	85%	2035	* *	10	\$323,900	
	T-8 Lamps And Fixtures, Ext Location: Throughout The		: 100%			
Fluorescent	5%	2035	* *	10	\$19,100	
1 Idoloscolit	T-5 Lamps And Fixtures, Ext		: 100%	10	Ψ12,100	
	Location: Offices At 10th					

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

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

Asset #: 2050

Electrical	Current Repair Futi		Future Replacement Maintenance		Replacement		Maintenance		Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priorit					
Lighting											
Egress Lighting											
Emergency, Service	50%	2035	* *	1							
Exit, LED	50%	2062	* *	1							
Alarm											
Security System											
No Component	70%										
Generic	30%	2035	* *	1	\$46,500						
	Other Observation, Extent:	Light, Area Affected : 100%	%								
	Location : Hallways And Other Public Spaces										
	Explanation : CCTV Surve	illance Cameras									
Fire/Smoke Detection											
Generic, Digital	100%	2035	* *	1-3	\$256,000						
_	Other Observation, Extent : Light, Area Affected : 100%										
	Location: Throughout The Building										
	Explanation : Strobe Light		ke Detectors	And Ma	nual Pull Stations						

lechanical		Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	100%)		2037	* *	1		
	Other Ob	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemei	nt Steam Room					
	Explana	ition : Stear	n From Con Edison	!				
Conversion Equipment								
Pres. Reducing Valve/LP	100%)		2036	* *	5	\$24,700	
Steam								
Distribution								
Central Plant Steam	100%)		2027	\$6,670,800	4	\$30,700	
Piping/Pmp								
			tent : Moderate, Ai	ea Affect	ted : 100%			
	Location	n : Through	out					
	Recent In	stallation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Through	out					
Terminal Devices								
Convector/Radiator	100%)		2025	\$2,110,100	1	\$134,200	
	On Extend	ded Life, Ex	tent : Moderate, Ar	ea Affect	ted : 100%			
	Location	n : Through	out					
	Recent In	stallation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Through	out, Newly Installe	d Steam T	Traps And Danfoss	s Valves		
ir Conditioning								
Energy Source								
Electricity	100%)		2035	* *	1		

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

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

Asset #: 2050

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Interior Pkg Unit - Cooling	5%	2031	* *	2	\$1,300	
	R-134a Refrigerant, Extent: Light, Ar	ea Affected :	100%			
	Location : 5th Floor Recent Installation, Extent : Light, An Location : 5th Floor	ea Affected :	100%			
Reciprocating Compr/Chiller	5%	2032	* *	1	\$9,600	
Split Unit	15%	2032	* *			
Window/Wall Unit	75%	2022	\$616,000	1		
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%	2032	* *	1	\$26,800	
Ventilation						
Distribution						
Ductwork/Diffusers	20%	LIFE	* *	2-5	\$46,300	
No Component	80%					
Exhaust Fans Roof	10%	2027	\$65,400	2	¢1 200	
No Component	90%	2027	\$65,400	2	\$1,300	
r to component	Other Observation, Extent : Light, Are Location : Throughout	ea Affected :	0%			
DI 1'	Explanation : Natural Ventilation					
Plumbing H/C Water Piping	10%	2027	* *	1		
Brass/Copper Galvanized Steel	90%	2037 2025	\$1,556,500	1 1		
Garvanized Steel	On Extended Life, Extent : Moderate, Location : Throughout			1		
HW Heat Exchanger HTHW/HW	100%	2037	* *			
Sanitary Piping	1000/	LIEE	* *	1		
Cast Iron	100% On Extended Life, Extent : Moderate, Location : Throughout	LIFE Area Affecte		1		
Storm Drain Piping						
Cast Iron	100% On Extended Life, Extent : Moderate, Location : Throughout	LIFE Area Affecte	* * d : 100%	1		
Sump Pump(s) Non-Submersible	100%	2027	\$60,100	4	\$13,200	
Sewage Ejector(s) Electric	100%	2027	\$113,500	4	\$24,800	
Backflow Preventer Generic	100%	2027	\$100,200	1	\$25,400	

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

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

Page: 178

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

Asset #: 2050

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%	LIFE	* *				
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : B-10						
	Explanation: 10 Units						
Fire Suppression							
Standpipe							
Generic	100%	2037	* *	1-5	\$217,200		
Sprinkler							
No Component	25%						
Generic	75%	2047	* *	1-2	\$87,300		

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

Page: 179

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : KENT AVENUE SHOPS

Address : 390 KENT AVENUE @WILLIAMSBURG BRIDGE

 Borough
 : BROOKLYN
 Agency's Number
 : 312-350

 Program / Asset #
 : DGS0025.000 / 2037
 Yr Built/Renovated
 : 1954 / 2012

Area Sq Ft : 85,438 Project Type : REAL PROPERTY

Date of Survey : 23-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2467 Lot : 1 BIN : 3063635

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$208,700	
Interior Architecture	\$357,400	\$270,000
Electrical		\$627,300
Mechanical	\$121,000	\$1,171,300
Site Enclosure	\$77,500	
Site Pavements	\$296,300	
Total	\$1,061,000	\$2,068,600
Importance Code A	\$208,700	
Importance Code B	\$438,500	\$2,068,600
Importance Code C	\$413,800	
Total	\$1,061,000	\$2,068,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$91,900		\$7,800	
Interior Architecture	\$19,500		\$3,200	\$5,600
Electrical	\$18,100	\$3,200	\$3,600	\$3,200
Mechanical	\$34,700	\$14,400	\$19,100	\$18,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$168,100	\$21,500	\$37,600	\$31,400
Importance Code A	\$102,400	\$8,500	\$16,300	\$8,500
Importance Code B	\$50,500	\$13,100	\$21,400	\$22,900
Importance Code C	\$15,300			
Total	\$168,100	\$21,500	\$37,600	\$31,400



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Asset #: 2037

Architecture	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	100/	4.	Ø4.000	LIDE	יט יט	~	Φ21 100	
Cast in Place Concrete	-	Reinforceme	\$4,800 ent, Extent : Light, A de Of Building	LIFE Area Affe	* * ected : 1%	5	\$21,100	
Masonry: Brick	75%			LIFE	* *	5	\$63,400	
Masonry: Granite	2%			LIFE	* *	5	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Front Entrance Explanation : Located On Kent Avenue							
Masonry: Limestone	3%			LIFE	* *	5	\$1,900	
Metal Coiling Doors	10%		\$24,300	2033	* *	5	\$6,600	
Trous coming 2 cons	Punct/Tea	r/Impact D	amage, Extent : Lig Door At Machine S	ght, Area	Affected: 10%	J	\$0,000	
Windows								
Aluminum	100%			2044	* *	5	\$12,300	
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	\$77,900	
Masonry: Limestone	15%			LIFE	* *	5-10	\$26,100	
Metal Rail	5%			2041	* *	5-10	\$12,900	
Roof Built-Up (BUR)	Location Air/Water Location	ng, Extent : a : Through Blisters, E a : North Si	\$142,200 Light, Area Affecto out xtent : Moderate, A de Of Upper And Lo Extent : Moderate, A	rea Affec ower Roc	pf			
	Location	: North Si	de Of Main Roof Ar	ıd Upper	Roof			
terior	Explana	tion : Roof	Membrane Is Dela	mınatıng	At Joints Due To	Poor Inst	fallation	
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	\$111,900	
Ceramic Tile	5%			2031	* *	5	\$6,400	
Vinyl Tile		Now	\$44,100	2033	* *	3	\$9,600	
,		_	ents, Extent : Mode out Offices And Sh		ea Affected : 25%			
Vinyl Tile 9" X 9"		issing Elem	\$4,300 ents, Extent : Mode eps Located By Ent			3	\$7,200	
Wood	Broken/M Location Loose Uni	: Truck Go	\$102,500 nents, Extent : Mode arage At Basement Light, Area Affecte out	Level	* * ea Affected : 5%	5	\$28,800	
Wood	16%			2068	* *	5	\$38,400	

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

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

Architecture		Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	25%		4	LIFE	* *	10	\$40,000		
Concrete Masonry Unit	25%	4+	\$7,200	LIFE	* *	5	\$6,400		
			nt : Light, Area Aff Elevator Room In E						
Gypsum Board	25%	4+	\$1,300	LIFE	* *	5	\$9,600		
		r/Impact D : Through	amage, Extent : Lig out	ght, Area	Affected : 5%				
Masonry: Brick	10%			LIFE	* *	10	\$1,900		
SGFT/Glazed Masonry	15%			LIFE	* *	10	\$4,800		
Ceilings									
AcousTileConcealSpLn		Now	\$52,400	2033	* *	5	\$20,000		
	Broken/Mi	ssing Elem	ents, Extent : Mod	erate, Ar	ea Affected : 20%				
	Location	: Lockers,	Basement And Bat	hrooms					
	Staining/D	iscoloring,	Extent : Light, Are	ea Affecto	ed : 5%				
	Location	: 2nd Floo	or Spaces						
		etration, E. : 2nd Floo	xtent : Light, Area . or Spaces	Affected	: 5%				
Exposed Concrete	75%	4+	\$62,500	LIFE	* *	5	\$15,000		
•	Cracking/0	Crumbling,	Extent : Light, Are	a Affecte	ed : 2%				
	Location	: Paint Sh	op On 1st Floor						
			xtent : Light, Area . op On 1st Floor	Affected	: 2%				
Site Enclosure									
Fence/Gates									
Chain link	95%	Now	\$77,500	2058	* *				
		_	ents, Extent : Mod e Of Building	erate, Ar	ea Affected : 50%				
			ent : Moderate, Are e Of Building	a Affecte	ed : 30%				
			Extent : Moderate, A e Of Building	Area Affe	ected : 50%				
			rete Post Bases Are	e Erodins	g At River Edge				
Iron Picket	5%			2063	* *				
Retaining Walls									
Cast in Place Concrete	100%			2063	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2033	* *				

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

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

Asset #: 2037

Architecture	Current R	Repair	Future	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements		•		•		•	
Parking/Driveway							
Asphalt	100% Now	\$296,300	2037	* *			
_	Potholes, Extent: Mo	derate, Area Affect	ted : 15%	ó			
	Location: West Side	e Of Building					
	Sinking/Subsiding, Ex	tent : Moderate, A	rea Affec	ted : 40%			
	Location : West Side	of Building At Ri	ver Edge				
	Other Observation, E.	xtent : Moderate, A	Area Affe	cted : 30%			
	Location : West Side	of Building	33				
	Explanation : Erosia	on At River Edge					

ectrical	Current Repa	ir Future	Replacement	Ma	aintenance	
stem Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2048	* *	5	\$2,300	
	Other Observation, Extent		100%			
	Location : Electrical Roc					
	Explanation: One 2000	Amperes Main Disconn	ect Switch			
Switchgear / Switchboard				_		
Molded Case Bkrs	100%	2048	* *	5	\$2,300	
Raceway						
Conduit	50%	2028	\$4,700	1		
Conduit	50%	2048	* *	1		
Panelboards			di di	_		
Molded Case Bkrs	85%	2044	**	5	\$1,900	
	Recent Installation, Extent		100%			
	Location: Basement, 1st					
Molded Case Bkrs	14%	2036	* *	5	\$300	
	Other Observation, Extent	0 00	20%			
	Location: 1st And 2nd F	loors				
	Explanation: Panelboar	ds Are Old But In Satisf	actory Condition			
Molded Case Bkrs	1% Now	\$300 2053	* *	5		
	Other Observation, Extent	: Severe, Area Affected	: 1%			
	Location: 2nd Floor					
	Explanation: Pnl Lp-2a.	Door Does Not Lock, I	Exposing Interior	Compon	ents	
Wiring						
Braided Cloth	10% 2-4	\$2,100 2053	* *	1		
	Insulation Aged, Extent : N	Moderate, Area Affected	: 100%			
	Location: Basement					
Thermoplastic	90%	2048	* *	1		
Motor Controllers						
Locally Mounted	50%	2026	\$32,800	5	\$300	
Locally Mounted	50%	2041	* *	5	\$300	

Ground

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

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

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

Asset #: 2037

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$2,500	
Lighting						
Interior Lighting						
Fluorescent	100%	2033	* *	10	\$78,400	
	T-8 Lamps And Fixtures, Extent	: Light, Area Affec	cted : 100%			
	Location: Floors					
	Other Observation, Extent : Mo	derate, Area Affec	ted : 100%			
	Location : Throughout The Bu	ilding				
	Explanation: Using T-8 Lamp	S				
Egress Lighting						
Emergency, Battery	50%	2023	\$58,400	10	\$10,300	
Exit, Service	50%	2023	\$11,700	1		
Exterior Lighting						
HID	100%	2028	\$326,900	10	\$300	
Alarm						
Security System						
Generic	50%	2033	* *	1	\$16,000	
Generic	50%	2028	\$130,900	1	\$16,000	

lechanical	Current Repa	Current Repair		Replacement	Maintenance		
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating							
Energy Source							
Fuel Oil No 2	50% Now	\$79,000	2058	* *	5	\$6,600	
	Abandoned in Place, Exte	ent : Severe, Ar	ea Affected	! : 100%			
	Location: Yard						
	Buried Tank(s), Extent: N	Ioderate, Area	Affected:	100%			
	Location: Yard						
	Leak Evident, Extent : Mo	oderate, Area A	Affected : 5%	%			
	Location: Oil Supply Sy	vstem					
Fuel Oil No 2	50%		2028	\$79,000	5	\$13,200	
Conversion Equipment							
Steam Boiler	100% Now	\$10,500	2033	* *	1	\$76,100	
	Malfunctioning, Extent: S	Severe, Area Aj	ffected : 5%	ó			
	Location: Control Syste	em .					
	Other Observation, Exten	t : Light, Area	Affected : 1	100%			
	Location: Basement						
	Explanation: 2 Boilers						
Distribution							
Steam Piping/Pump	100%		2038	* *			
Terminal Devices							
Air Handler	20%		2028	\$228,000	1	\$10,600	
Convector/Radiator	20%		2033	* *	1	\$5,500	
Fan Coil Unit/Heat	60%		2028	\$728,400	1	\$16,600	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2037

Mechanical		Current Rep	air	Futur	Future Replacement		Maintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source Electricity	100%			2044	* *	1		
Conversion Equipment Window/Wall Unit	20%			2023	\$33,800	1		
No Component	80%							
/entilation Distribution								
Ductwork/Diffusers No Component	10% 90%			LIFE	* *	2-5	\$7,500	
Exhaust Fans	7070							
Interior Roof	30% 70%			2028 2038	\$86,500 * *	2 2	\$800 \$1,800	
Roof		_	Moderate, Are		d : 5%	2	Ψ1,000	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2033	* *	1		
Water Heater								
Gas Fired		0-2 d Life, Exten Basement B	\$42,000 t : Moderate, A oiler Room	2028 rea Affect	\$42,000 red : 100%	2	\$800	
Gas Fired	15%			2026	\$7,400	2	\$200	
HW Heat Exchanger Steam Fired	100%			2038	* *	4	\$8,400	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Submersible	100%			2021	\$2,700	4	\$2,700	
Sewage Ejector(s) Compressed Air	100% Malfunction Location :	-	\$15,100 Moderate, Area	2058 a Affected	* * l : 100%	4	\$900	
Backflow Preventer								
Generic	100%			2028	\$20,600	1	\$5,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Geared Traction	Location :	Basement: I		LIFE Affected	**: 100%			
C	Explanatio	on : One Uni	t					
Fire Suppression Standpipe								
Generic	100%			2048	* *	1-5	\$43,100	

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

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

Page: 185

DEPT. OF CITYWIDE ADMIN. SERV. - 856 KENT AVENUE SHOPS

Page: 186

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,385,300	\$592,800		
Interior Architecture	\$3,128,700	\$28,563,200		
Electrical	\$370,200	\$2,949,100		
Mechanical	\$4,892,500	\$3,659,400		
Total	\$9,776,700	\$35,764,400		
Importance Code A	\$1,385,300	\$646,000		
Importance Code B	\$8,286,200	\$35,081,000		
Importance Code C	\$105,200	\$37,400		
Total	\$9,776,700	\$35,764,400		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,600		\$30,600	
Interior Architecture	\$1,366,000			\$12,192,100
Electrical	\$48,600	\$40,700	\$26,000	\$31,700
Mechanical	\$185,100	\$121,900	\$189,900	\$131,300
Elevators/Escalators	\$106,600	\$106,600	\$106,600	\$106,600
Total	\$1,734,900	\$269,100	\$353,100	\$12,461,800
Importance Code A	\$60,300	\$31,700	\$62,400	\$32,200
Importance Code B	\$1,651,200	\$237,400	\$290,700	\$12,429,500
Importance Code C	\$23,400			
Total	\$1,734,900	\$269,100	\$353,100	\$12,461,800



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

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

Asset #: 2043

Architecture	Current Repair		ıre Replacement	М					
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Exterior									
Exterior Walls	7 0 /			_	0.1.0.0.1.0.0				
Cast Stone/Terra Cotta	5%	LIFE		5	\$138,100				
Masonry: Brick	78% Now Water Penetration, Exten Location: Under Wind			5	\$275,700				
Masonry: Limestone	10% 0-2 Jnt Mortar Miss/Erod, E. Location : Throughout	\$217,100 LIFE xtent : Light, Area Affe		5	\$26,500				
Metal Panel	2%	2046	* *	5-10	\$48,600				
Granite Panels	2% Now Loose Units, Extent: Mo Location: Building Ba. Misaligned/Bulging, Exte	se On West Facade	5%	5	\$5,300				
	Location: Building Ba. Caulking Deteriorated, E Location: West Facade	se On West Facade Extent : Moderate, Ared	•						
Stucco Cement	2%	2039	* *	5	\$17,700				
Window Wall	2% 1%	2039		5	\$17,700				
Windows Wan	170	2040	<u> </u>		\$15,500				
Aluminum	90% Now Ctrwt/Balnc Not Funct, I Location: Throughout	\$547,500 2042 Extent : Light, Area Aff		5	\$32,200				
Steel	10% Now	\$75,800 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	\$11,300				
Masonry: Brick	75%	LIFE		5	\$7,300				
Metal Rail	10%	2031	* *	5-10	\$17,600				
Roof Cost in Place Congrete	50/-	TIET	* *						
Cast in Place Concrete Copper/Terne	5% 75% 0.2	LIFE \$85,500 2054							
Соррен тегне		75% 0-2 \$85,300 2034 Corrosion/Rusting, Extent : Light, Area Affected : 20%							
Modified Bitumen	20% Now Blisters, Extent: Modera Location: Throughout Worn/Eroded, Extent: M Location: Throughout		6						

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.

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Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	20%		\$1,125,100	2022	\$11,251,300	3	\$1,305,200	
		r/Impact D ı : Through	amage, Extent : Lig out	ght, Area	Affected: 10%			
Carpet	10%			2025	\$5,625,600	3	\$870,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$951,700	
Ceramic Tile	3%	Now	\$256,200	2029	* *	5	\$65,300	
		Crumbling 1 : Through	, Extent : Light, Are	ea Affecte	ed : 10%			
Marble Panels	2%		Oui	LIFE	* *	5	\$65,300	
Terrazzo	2%			LIFE	* *	5	\$68,000	
10114220			Extent : Light, Area		: 10%	3	Ψ00,000	
		: Entranc	· ·	11,100104	. 1070			
Vinyl Tile	43%	0-2	\$805,700	2026	\$16,113,500	3	\$701,500	
			Extent : Light, Are	ea Affecte	ed : 10%			
	Location	ı : Through	out					
Vinyl Tile	10%	Now	\$749,500	2031	* *	3	\$163,100	
			tent : Severe, Area	Affected	: 100%			
			ıt And 8th Floor					
		_	ients, Extent : Seve	re, Area A	Affected : 60%			
	Location	ı : Basemer	nt And 8th Floor					
Interior Walls								
Cast in Place Concrete		Now	\$105,200	LIFE	**			
	_	_	Extent : Moderate	, Area Aj	ffected : 20%			
			In Basement					
			, Extent : Moderate		ffected: 20%			
			al Room, Basement		1 200/			
			xtent : Moderate, A al Room, Basement		cted : 20%			
Glass: Single Pane	5%			LIFE	* *	5	\$6,200	
Gypsum Board	38%			LIFE	* *	5	\$37,400	
Masonry: Brick	10%			LIFE	* *			
Marble Panels	2%			LIFE	* *			
Plaster	35%	Now	\$23,400	LIFE	* *	5	\$17,200	
	Cracking/Crumbling, Extent: Severe, Area Affected: 5%							
	Location: 8th Floor, Various Offices On Other Floors							
			nt, Extent : Light, A	rea Affec	cted : 5%			
	Location	ı : 8th Floo	r					

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

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

Asset #: 2043

Architecture	Current Re	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileConcealSpLn	25% Now Misaligned/Bulging, Ex Location: Various Staining/Discoloring, E Location: Throughou	Extent : Severe, A			5	\$679,800	
A T'1 . C I I .			2021	* *	5	\$7.C1_400	
AcousTileSusp.Lay-In	35% Now Broken/Missing Element Location: Various Th		2031 erate, Are		3	\$761,400	
AcousTileSusp.Lay-In	8% Now Broken/Missing Elemen Location: 8th Floor Misaligned/Bulging, Ex			,	5	\$174,000	
	Location: 8th Floor						
	Staining/Discoloring, Extent : Severe, Area Affected : 50% Location : 8th Floor						
Exposed Concrete	5%		LIFE	* *	5	\$34,000	
Plaster	25%		LIFE	* *	5	\$679,800	
Plaster	2%		LIFE	* *	5	\$54,400	

ectrical	Current Repair	Future I	Replacement	M	aintenance			
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit		
der 600 Volts								
Service Equipment								
Fused Disc Sw	75%	2052	* *	5	\$1,000			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room Basen	ıent						
	Explanation: 2 @4000 Amperes A	And 1 @2000 Ar	mperes					
Fused Disc Sw	25%	2026	\$53,200	5	\$300			
Transformers								
Dry Type	100%	2043	* *	5	\$1,200			
	Other Observation, Extent : Light, A	Area Affected : I	100%					
	Location : Throughout							
	Explanation: Various Sizes							
Switchgear / Switchboard								
Molded Case Bkrs	100%	2052	* *	5	\$8,400			
Raceway								
Conduit	80%	2026	\$510,900	1				
Conduit	20%	2052	* *	1				
Panelboards								
Molded Case Bkrs	20%	2034	* *	5	\$1,700			
Molded Case Bkrs	80%	2048	* *	5	\$6,700			

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

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

Asset #: 2043

Electrical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring Braided Cloth	30% Insulation		\$296,100 ent : Moderate, Are	2051 a Affecte	* * d : 100%	1		
		: Electrica						
Thermoplastic	30%			2036	* *	1		
Thermoplastic	40%			2052	* *	1		
Motor Controllers	/					_	** -**	
Locally Mounted	70%			2039	* *	5	\$1,500	
Motor Control Center Ground	30%			2039		5	\$2,600	
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	* *	5	\$4,700	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
			ain Basement					
G. 11 D	Explana	tion : Corre	oded					
Stand-by Power Transfer Switches								
Automatic	100%	Now	\$9,000	2046	* *	1	\$88,600	
			t : Moderate, Area	Affected	: 100%		* ,	
	Location	: Basemer	ıt					
Generators	1000/				* =4.400		****	
Diesel	100%		Eutont Modonato	2022	\$74,100	1	\$123,900	
			Extent : Moderate, A ump Room Baseme		ciea . 100%			
		tion : One	-					
Batteries	- F							
Lead/Acid	100%			2019	\$1,500	5	\$11,900	
Fuel Storage	- 00/				011 000	_		
Day Tank	50%			2025	\$11,800 * *	5	\$29,700	
Main Tank Lighting	50%			2029		5	\$4,700	
Interior Lighting								
Fluorescent	100%			2026	\$1,846,600	10	\$293,500	
			Extent : Moderate, A	Area Affe				
		: Through						
	Explana	tion : T-8 L	amps					
Egress Lighting Emergency, Service	10%			2026	\$15,900	1		
Emergency, Service Exit, LED	90%			2026	\$15,900 * *	1 1		
Exterior Lighting	7070			2001		1		
HID	20%			2026	\$244,800	10	\$200	
No Component	80%							
Alarm								
Security System	10007							
Not Accessible	100%							

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

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

Asset #: 2043

Electrical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	80%						
Generic, Analog	20%		2031	* *	1-3	\$40,600	

Heating Energy Source Interruptible Gas/Dual 100% 2046 ** 1	aintenance					
Energy Source	Estimated Cost	Priority				
Tinterruptible Gas/Dual Fuel						
Location : Vault Explanation : One 10,000 Gallon Tank						
Explanation : One 10,000 Gallon Tank						
Conversion Equipment Steam Boiler 100% 2039 ** 1						
Steam Boiler						
Distribution	\$316,900					
Distribution						
Hot Wtr Piping/Pump 50% 2034 ** 4 Central Plant Steam 50% 2036 ** 4 Piping/Pmp Terminal Devices 30% Now \$25,600 2021 \$1,280,800 1 Other Observation, Extent : Moderate, Area Affected : 3% Location : Compressor And Air Dryer Explanation : Pneumatic Control System						
Central Plant Steam 50% 2036 ** * 4 Piping/Pmp	\$7,900					
Air Handler 30% Now \$25,600 2021 \$1,280,800 1 Other Observation, Extent: Moderate, Area Affected: 3% Location: Compressor And Air Dryer Explanation: Pneumatic Control System Convector/Radiator 50% 2031 ** 1 Fan Coil Unit/Heat 20% 2026 \$909,400 1 Air Conditioning Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement	\$11,800					
Other Observation, Extent: Moderate, Area Affected: 3% Location: Compressor And Air Dryer Explanation: Pneumatic Control System Convector/Radiator 50% 2031 ** 1 Fan Coil Unit/Heat 20% 2026 \$909,400 1 Air Conditioning Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement						
Location : Compressor And Air Dryer Explanation : Pneumatic Control System Convector/Radiator Fan Coil Unit/Heat 20% 2026 \$909,400 1 Air Conditioning Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement	\$53,400					
Convector/Radiator 50% 2031 ** 1 Fan Coil Unit/Heat 20% 2026 \$909,400 1 Air Conditioning Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement						
Convector/Radiator 50% 2031 * * 1 Fan Coil Unit/Heat 20% 2026 \$909,400 1 Air Conditioning Energy Source Electricity 100% 2042 * * 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 * * 1 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement						
Fan Coil Unit/Heat 20% 2026 \$909,400 1	¢51.700					
Air Conditioning Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement	\$51,700 \$20,700					
Energy Source Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement	\$20,700					
Electricity 100% 2042 ** 1 Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement						
Conversion Equipment Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement						
Centrifugal, Elec Chiller 90% 2035 ** 1 R-22 Refrigerant, Extent: Light, Area Affected: 100% Location: Basement						
Extension Disc Unit 50/ 0.2 \$12.200 2026 \$122.000 2	\$311,700					
Exterior Pkg Unit - 5% 0-2 \$12,300 2026 \$122,900 2 Cooling	\$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%						

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

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

Asset #: 2043

Mechanical	Current Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
Air Conditioning							
Distribution				_			
CW & CHW Wtr	80%	2036	* *	4	\$18,900		
Pipe/Pump	200/						
No Component	20%						
Terminal Devices	90% Now \$	2001 100 2021	¢2 011 400	1	¢1.60.200		
Air Handler/Cool/Ht	Noisy/Vibrating, Extent: Mo	3291,100 2021	\$2,911,400	1	\$160,300		
	Location: Multiple Location						
F - C 1 4 D	_			1	\$5.200		
Fan Coil - 4 Pipe	5% 5%	2026	\$337,700	1	\$5,200		
No Component	370						
Heat Rejection Air Cooled Condenser	5%	2026	\$29,100	2	\$11,100		
Unit	370	2020	\$29,100	2	\$11,100		
Water Cooling Tower	90%	2027	\$985,100	2	\$289,800		
water cooming rower	Other Observation, Extent:		·	2	\$207,000		
	Location : Adjacent Buildin		. 100/0				
	Explanation: Cooling Tow	-					
No Component	5%						
Ventilation	370						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$178,400		
Exhaust Fans					4-1-0,100		
Interior	80%	2026	\$864,200	2	\$7,800		
Roof	20%	2021	\$100,800	2	\$2,000		
lumbing							
H/C Water Piping							
Galvanized Steel		266,400 2031	* *	1			
	Corroded, Extent: Severe, A	rea Affected : 20%					
	Location : Throughout						
Water Heater							
Gas Fired	100%	2024	\$185,200	2	\$4,700		
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location: Basement						
	Explanation: One 250 Gal	lon Tank					
Sanitary Piping	1000/	TIPE	* *	1			
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/	1 100	* *	1			
Cast Iron	100%	LIFE	-aa-	1			
Sump Pump(s) Non-Submersible	100%	2026	\$46.200	1	\$6,800		
	10070	2020	\$46,300	4	\$0,000		
Sewage Ejector(s) Electric	100%	2026	\$87,400	4	\$12,700		
Fixtures	10070	2020	φο/, 4 00	+	\$12,700		
Generic	100%						
Generic	Obsolete Fixtures, Extent : S	evere Area Affected	. 100%				
	Location: Throughout	c, c, c, 111 cu 11 jjecieu	. 100/0				

Vertical Transport

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

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

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

Mechanical	Current Rep	pair Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Exte	nt : Light, Area Affected	: 100%			
	Location: 8 Units Tra	vel From 1st : 12th Floo	r And 1 Unit Travel	ls Basem	ent To 13	
	Explanation: 9 Units					
Fire Suppression						
Standpipe						
Generic	100%	2046	* *	1-5	\$167,300	
Sprinkler						
No Component	95%					
Generic	5%	2036	* *	1-2	\$4,500	
Fire Pump						
Generic	100%	2035	* *	1	\$59,800	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : LONG ISLAND CITY COURTHOUSE

Address : 25-10 COURT SQUARE

Borough : QUEENS Agency's Number : 312-409
Program / Asset # : DGS0029.000 / 2793 Yr Built/Renovated : 1874 / 2007

Area Sq Ft : 67,590 Project Type : REAL PROPERTY

Date of Survey : 21-Jun-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 83 Lot : 1 BIN : 4000698

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$838,900	\$475,100
Interior Architecture	\$376,000	\$624,600
Electrical	\$85,000	\$1,442,300
Mechanical		\$1,853,800
Total	\$1,299,900	\$4,395,900
Importance Code A	\$838,900	\$475,100
Importance Code B	\$130,100	\$3,657,400
Importance Code C	\$330,800	\$263,300
Total	\$1,299,900	\$4,395,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$33,200			_
Interior Architecture	\$53,600	\$2,500	\$29,500	\$4,800
Electrical	\$3,400	\$1,900	\$2,200	\$3,100
Mechanical	\$57,500	\$21,000	\$30,900	\$18,500
Site Pavements	\$17,900			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$173,400	\$33,300	\$70,500	\$34,300
Importance Code A	\$39,800	\$6,700	\$6,700	\$6,700
Importance Code B	\$125,300	\$26,600	\$58,800	\$27,600
Importance Code C	\$8,300		\$5,000	
Total	\$173,400	\$33,300	\$70,500	\$34,300



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

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

Asset #: 2793

Architecture	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls	10%	2048 **	10	\$27,200	
Copper/Terne	10% Deformed/Dented, Extent: Light, Ar	2040	10	\$27,200	
	Location: Roof Penthouse				
Masonry: Brick	70%	LIFE **	5	\$162,500	
	Efflorescence, Extent : Moderate, An Location : Throughout	ea Affected : 5%			
Masonry: Granite	5% 2-4 \$75,90		5	\$4,400	
	Caulking Deteriorated, Extent : Light Location : Throughout	nt, Area Affected : 10%			
Masonry: Limestone	15% 0-2 \$466,80	0 LIFE **	5	\$13,100	
	Cracking/Crumbling, Extent: Mode	rate, Area Affected : 5%			
	Location: Throughout				
	Caulking Deteriorated, Extent: Mod	lerate, Area Affected : 15%			
W/: 1	Location : Throughout				
Windows Wood	100%	2036 **	5	\$229,400	
Parapets	10070	2030		\$229,400	
Masonry: Brick	85%	LIFE **	5-10	\$117,500	
<i>y</i>	Efflorescence, Extent : Light, Area A Location : Thoughout			*,	
Masonry: Limestone	15%	LIFE **	5-10	\$37,000	
j	Staining/Discoloring, Extent: Mode Location: Throughout			V-1,7-11	
Roof					
Clay Tile	25%	2048 **	10	\$18,800	
Copper/Terne	5%	2043 **	10	\$9,400	
Metal Panel	10%	2033 **	10	\$13,800	
	Other Observation, Extent: Modera	te, Area Affected : 100%			
	Location: Cupola				
M I'C ID'	Explanation : Painted Surface	2020 #241.700	10	#27.500	
Modified Bitumen	50% 10%	2028 \$241,700 2048 **	10 10	\$37,500	
Skylight, Metal/Glass	10%	2048	10	\$25,000	
terior Floors					
Carpet	15%	2027 \$214,100	3	\$22,800	
Carpet	5%	2027 \$214,100	3	\$7,600	
Cast in Place Concrete	5%	LIFE **	5	\$22,100	
	Cracking/Crumbling, Extent : Mode Location : Boiler Room Basement		-	,, - 0	
Mosaic Tile	10%	2033 **	5	\$25,300	
Terrazzo	7%	LIFE **	5	\$11,100	
Vinyl Tile	38%	2028 \$361,300	3	\$19,200	
Vinyl Tile	15%	2033 **	3	\$5,700	
Wood	5%	2056 **	5	\$9,500	

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

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

Asset #: 2793

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2031	* *	5	\$9,900	
Gypsum Board	25%			LIFE	* *	5-10	\$140,800	
Plaster	55%		\$80,800	LIFE	* *	5	\$54,600	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 5%			
	Deteriora	ted Finish,	Extent : Moderate,	Area Aff	ected : 5%			
	Location	ı : Through	out					
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$8,300	
Wood	12%			LIFE	* *	5	\$318,000	
Ceilings								
AcousTileConcealSpLn	15%			2033	* *	5	\$19,300	
AcousTileSusp.Lay-In	15%			2033	* *	5	\$15,500	
AcousTileSusp.Lay-In	20%			2041	* *	5	\$20,600	
Embossed Metal	5%		\$20,100	LIFE	* *	5	\$2,300	
			xtent : Moderate, A	rea Affec	rted : 25%			
		ı : Basemer						
		ted Finish, 1 : Basemer	Extent : Moderate, at	Area Aff	fected : 25%			
	_	d/Bulging, ı : Basemer	Extent : Moderate,	Area Aff	ected : 5%			
Glass: Susp Panels	5%			LIFE	* *	10	\$3,900	
Plaster	25%			LIFE	* *	5-10	\$44,300	
Plaster	15%			LIFE	* *	5-10	\$26,600	
Site Enclosure	1570			LII L		2 10	Ψ20,000	
Fence/Gates								
Chain link	80%			2038	* *			
	Corrosion	/Rusting, E	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	ı : Rear Of	Buiding					
Iron Picket	20%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	85%			2041	* *			
Pavers/Stone	15%		\$17,900	2031	* *			
		Crumbling, 1 : Main Sta	Extent : Light, Are uir	a Affecte	ed : 5%			
	Spalling, I	Extent : Mo	derate, Area Affect	ed : 10%	ó			
	-		Front Of Building					

Electrical	Currer	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 2793

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/	2020	#22 000	-	Ф200	
Fused Disc Sw	100%	2028	\$23,000	5	\$300	
	Other Observation, Extent : Moderate Location : Electrical Room	e, Area Ajje	ciea : 100%			
	Explanation : Main Service Protects	or Rated @	1600 Amneres			
Switchgear / Switchboard	Explanation : than Service I forces	77 Raica @	1000 Timperes			
Fused Disc Sw	100%	2028	\$135,100	5	\$300	
Raceway			+,		4000	
Conduit	90%	2028	\$98,500	1		
Conduit	10%	2048	* *	1		
Panelboards						
Molded Case Bkrs	90%	2027	\$66,900	5	\$1,600	
Molded Case Bkrs	10%	2044	* *	5	\$200	
Wiring						
Braided Cloth	50% 2-4 \$85,000		* *	1		
	Insulation Aged, Extent: Moderate, A		d: 100%			
	Location: Throughout The Building	•				
Thermoplastic	40%	2028	\$68,000	1		
Thermoplastic	10%	2048	* *	1		
Motor Controllers						
Locally Mounted	25%	2026	\$36,200	5	\$100	
Locally Mounted	75%	2041	* *	5	\$300	
Ground						
Grounding Devices	1000/			_	4.000	
Generic	100%	LIFE	**	5	\$2,000	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location: Basement	7 . D'				
T 1.12.	Explanation: Connected To Main W	ater Pipe				
Lighting						
Interior Lighting Fluorescent	10%	2033	* *	10	\$6,200	
Pidorescent	Other Observation, Extent : Light, Ar		. 100%	10	\$0,200	
	Location: Court Reporter Offices	eu rijjeereu	. 100/0			
	Explanation : T-8 Lamp					
Fluorescent	40%	2028	\$491,300	10	\$24,800	
ruorescent	Other Observation, Extent : Light, Ar			10	\$24,000	
	Location: Throughout The Building		. 100/0			
	Explanation: T-12 Lamps					
HID	40%	2028	\$73,200	10	\$900	
IIID	Other Observation, Extent : Light, Ar			10	\$900	
	Location: Court Rooms	,,, = = = = = = = = = = = = = = = = = =	, •			
	Explanation : Halogen Lamps					
Incandescent	10%	2023	\$122,800	2	\$200	
meandescent	Other Observation, Extent : Light, Ar			2	φ200	
	Location: 3rd Floor Court Room	jjecicu				
	Explanation : Around Perimeter Of	Skylight				

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

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

Asset #: 2793

Electrical	ctrical Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Egress Lighting							
Emergency, Battery	50%		2028	\$50,400	10	\$8,200	
Exit, Service	50%		2028	\$12,400	1		
Exterior Lighting							
HID	30%		2033	* *	10	\$100	
	Other Observation,	0 .	Affected	: 100%			
	Location : Roof Pe						
	Explanation: T-3	Halogen Lamps					
No Component	70%						
Alarm							
Security System							
No Component	70%						
Generic	30%		2028	\$67,800	1	\$7,600	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Hallwa	ys .					
	Explanation: CCT	V Surveillance Cam	eras				
Fire/Smoke Detection							
No Component	70%						
Generic, Analog	30%		2023	\$232,100	1-3	\$12,900	
	Other Observation, Extent : Light, Area Affected : 100%						
	•	ys And Mechanical I					
	Explanation: Man	ual Pull Station, Str	obe Ligh	its, Smoke Detector	rs And Al	arm Bells	

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of 1 Total	Fail Date Estimat (Years)	ed Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual	100%			2038	* *	1		
Fuel								
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$66,900	
	Other Obse	rvation, Extent : Li	ght, Area	Affected	: 100%			
	Location	: Basement Boiler H	Room					
	Explanati	ion : 2 Low Pressure	e Steam U	nits				
Distribution								
Steam Piping/Pump	98%			2038	* *			
Steam Piping/Pump	2%	0-2	\$100	2038	* *			
	Leak Evide	nt, Extent : Modera	te, Area A	ffected :	2%			
	Location	: Boiler Room						
Terminal Devices								
Air Handler	60%			2023	\$590,400	1	\$25,100	
Convector/Radiator	40%			2041	* *	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		

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

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

Asset #: 2793

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Centrifugal, Elec Chiller			2031	* *	1	\$36,600	
		ant, Extent : Light, Ared ement Mechanical Roo		l : 50%			
Interior Pkg Unit - Cooling	15%		2026	\$392,500	2	\$600	
Ç	R-22 Refrigerant Location : Attic	t, Extent : Light, Area A c	Affected :	15%			
Window/Wall Unit No Component	10% 25%		2023	\$14,600	1		
Distribution							
CW & CHW Wtr Pipe/Pump	50%		2038	* *	4	\$1,700	
No Component	50%						
Terminal Devices	· -						
Air Handler/Cool/Ht	50%		2023	\$294,300	1	\$20,900	
No Component	50%			-		-	
Heat Rejection							
Evaporative Condenser	50%		2023	\$81,400	2	\$23,500	
		vident, Extent : Light, A		eted : 50%			
	Location: Pen	thouse Mechanical Roo	om				
No Component	50%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$59,700	
Exhaust Fans							
Interior	100%		2028	\$249,000	2	\$2,100	
Plumbing							
H/C Water Piping	700/		2020	* *	1		
Brass/Copper	70%		2038		1		
Galvanized Steel	30%		2026	\$92,100	1		
Water Heater	1000/ NT	g \$12.000	2020	¢42 700	2	\$000	
Gas Fired	100% Nov On Extended Life Location: Boil	e, Extent : Severe, Area	2028 Affected	\$42,700 : 100%	2	\$800	
	Other Observation	on, Extent : Light, Area	Affected	: 100%			
	Location : Boil						
IIW Heat Ex-1	Explanation : 3	30 Gallons Water Heate	er				
HW Heat Exchanger Steam Fired	100%		2028	\$111,400	4	\$10,000	
Steam Fried		nent, Extent : Severe, A			4	\$10,000	
			Affected	. 1000/			
	Location : Boil	on, Extent : Light, Area Ier Room	Ајјестеа	. 100%			
	Explanation: 2						
Sanitary Piping	Елрининон . 2	250 Guions					
Cast Iron	100%		LIFE	* *	1		
Cust 11011	100/0		LHE		1		

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Mechanical	hanical Current Repair		acement	Ma		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Submersible	100%	2021	\$2,400	4	\$2,100	
Backflow Preventer						
No Component	90%					
Generic	10%	2028	\$1,800	1	\$400	
	Other Observation, Extent : Lig	ht, Area Affected : 10%				
	Location: Basement					
	Explanation : For Standpipe (Only				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location: B-4					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2048	* *	1-5	\$34,100	

Page: 201

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : LOUIS LEFKOWITZ BLDG.

Address : 80 CENTRE STREET @ WORTH ST.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 500,000 Project Type : REAL PROPERTY

Date of Survey : 29-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,pen

Block : 166 Lot : 27 BIN : 1001830

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$1,988,800	\$494,000		
Interior Architecture	\$1,106,000	\$1,435,400		
Electrical	\$888,200	\$7,123,300		
Mechanical	\$1,083,300	\$12,169,100		
Total	\$5,066,400	\$21,221,800		
Importance Code A	\$1,988,800	\$494,000		
Importance Code B	\$3,010,600	\$20,680,800		
Importance Code C	\$66,900	\$47,100		
Total	\$5,066,400	\$21,221,800		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$2,900
Interior Architecture	\$11,000	\$27,900	\$23,100	\$35,800
Electrical	\$99,800	\$69,200	\$77,700	\$82,800
Mechanical	\$71,200	\$48,100	\$108,400	\$42,600
Elevators/Escalators	\$88,800	\$88,800	\$88,800	\$88,800
Total	\$270,900	\$234,000	\$298,000	\$252,900
Importance Code A		\$14,800		\$2,900
Importance Code B	\$270,900	\$213,300	\$298,000	\$250,000
Importance Code C		\$5,900		
Total	\$270,900	\$234,000	\$298,000	\$252,900



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

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

Asset #: 13877

Architecture	Current Repair		Future Replacement		Maintenance				
system Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Exterior Walls									
Bronze/Brass	2%		LIFE	* *					
Copper/Terne	3%		2047	* *	10	\$13,900			
Masonry: Brick	45%		LIFE	* *	5	\$89,200			
	Patching Evident, Ex Location: Window			ted : 15%					
Masonry: Granite	40%		LIFE	* *	5	\$59,500			
Masonry: Granite	10% Now	\$237,500	LIFE	* *	5	\$14,900			
·	Staining/Discoloring Location: Penthou		e, Area Aj	fected : 15%					
	Worn/Eroded, Extent: Moderate, Area Affected: 20%								
	Location : Window								
Windows									
Bronze/Brass	60%		2035	* *	5	\$230,000			
Steel	40% Now	\$1,298,100	2052	* *	5	\$153,300			
		Corrosion/Rusting, Extent: Moderate, Area Affected: 40%							
	Location : Courtya								
	Thermally Inefficient, Extent: Moderate, Area Affected: 50%								
	Location: Courtyards								
	Caulking Deteriorated, Extent: Moderate, Area Affected: 40%								
	Location: Courtyard Windows								
	Worn/Eroded, Extent		Affected :	40%					
	Location : Courtya		-5,5						
Parapets									
Copper/Terne	10%		2047	* *	5	\$5,900			
11	Other Observation, E	Extent : Moderate, A		cted : 100%		¥ -)			
	Location: Coping								
	Explanation : Cove	red With Tar							
Masonry: Brick	45%		LIFE	* *	5	\$5,500			
Masonry: Granite	35%		LIFE	* *	5	\$5,300			
Masonry: Granite	10%		LIFE	* *	5	\$1,500			
Roof						\$1,000			
Built-Up (BUR)	80% Now	\$338,200	2037	* *			1		
Built of (Bott)		· ·					•		
	Blisters, Extent : Moderate, Area Affected : 25% Location : Over 9th Floor								
	Debris Present, Extent : Severe, Area Affected : 25%								
	Debris Present, Extent : Severe, Area Affectea : 25% Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 30% Location : Over 9th Floor								
	Worn/Eroded, Extent		Affected .	50%					
	Location : Over 9th		ујестеи.	50/0					
	Locunon . Over 711								
Single Ply Membrane	20%		2027	\$62,100	10	\$18,200			

Interior

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

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

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	
nterior	Į.							I	
Floors									
Carpet	5%			2028	\$284,700	3	\$44,000		
Cast in Place Concrete	10%			LIFE	* *	5	\$96,300		
Ceramic Tile	3%			2036	* *	5	\$13,200		
Mosaic Tile	2%			2032	* *	5	\$22,000		
Vinyl Tile	30%			2027	\$1,137,900	3	\$49,500		
Vinyl Tile	25%	Now	\$948,200	2037	* *	3	\$41,300		
		_	ents, Extent : Moders And Offices, 9th		ea Affected : 25%				
	_	_	Extent : Moderaters And Offices, 9th	_	ffected : 25%				
	Uneven Si		ctent : Moderate, A		ted : 25%				
			s Extent : Moderate, A	lrog Affa	noted + 100%				
		servation, E n : Through		теа Аује	ciea . 100%				
		t : Through tion : 9x9 T							
Under Construction	25%		ties						
Under Construction			Extent : Light, Area	Affactad	. 00%				
			And 8th Floors	Ајјестеи	. 070				
			r Construction						
Interior Walls	Explana	non . Onde	, construction						
Ceramic Tile	3%			2030	* *	5	\$11,800		
Glass: Single Pane	2%			LIFE	* *	5	\$5,900		
Gypsum Board	20%			LIFE	* *	5	\$47,100		
Masonry: Brick	5%			LIFE	* *	-	, ,, ,,		
Metal Panel	8%			LIFE	* *				
Marble Panels	10%			LIFE	* *				
Plaster	7%	Now	\$66,900	LIFE	* *	5	\$8,200		
	Cracking/Crumbling, Extent: Severe, Area Affected: 25% Location: 9th Floor								
		ted Finish, 1 : 9th Floo	Extent : Severe, Ard r	ea Affect	ed : 100%				
	Loose/De	lam Surface	e, Extent : Moderat	e, Area A	Affected : 20%				
		n : 9th Floo			2007				
		ling, Exteni n : 9th Floo	: Severe, Area Affe r	ected : 10	90%				
Plaster Under Construction	20% 25%			LIFE	* *	5	\$23,500		
·	Other Obs	servation, E	Extent : Light, Area And 8th Floors	Affected	: 0%				
			r Construction						

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

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

Asset #: 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								
Ceilings								
AcousTile,Adhered	20%			2032	* *	5	\$88,100	
AcousTileSusp.Lay-In	10%			2040	* *	5	\$44,000	
Gypsum Board	5%			LIFE	* *	5	\$27,500	
Plaster	27%			LIFE	* *	5	\$74,300	
Plaster	8%	Now	\$46,800	LIFE	* *	5	\$22,000	
	Location Paint Pee Location Staining/I Location	n: 9th Flood ling, Extent n: 9th Flood Discoloring, n: 9th Flood	: : Severe, Area Affe r . Extent : Severe, A	ected : 2: rea Affec	5% cted : 50%			
		i : 9th Floo		1111100100	. 5070			
Plaster	5%			LIFE	* *	5	\$13,800	
Under Construction	25%							
	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	ı : 2nd, 4th	And 8th Floors					
	Explana	tion : Unde	r Construction					

ectrical	Current Repair	Future F	Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated C Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%	2053	* *	5	\$2,600		
	Other Observation, Extent : Light, A	Area Affected : 1	100%				
	Location : Electrical Room						
	Explanation : 3- Main Services (L	ow Voltage Pow	ver Breakers)rate	ed @ 400	00 Amperes Each		
Transformers							
Dry Type	100%	2044	* *	5	\$1,800		
	Other Observation, Extent : Light, A	Area Affected : 1	100%				
	Location : Electrical Room						
	Explanation : 6- 75kva, 208/120 V	Volts					
Switchgear / Switchboard							
Air Circuit Breaker	100%	2053	* *	5	\$2,600		
Raceway							
Conduit	70%	2027	\$670,600	1			
Conduit	30%	2053	* *	1			
Panelboards							
Fused Disc Sw	5%	2049	* *	5	\$600		
Molded Case Bkrs	95%	2049	* *	5	\$12,500		

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

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

Asset #: 13877

Electrical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	60% 2-4 \$888,20	00 2052	* *	1		
	Insulation Aged, Extent : Severe, Are	ea Affected : 100	9%			
	Location : Throughout The Buildin	g g				
Thermoplastic	40%	2053	* *	1		
Motor Controllers						
Locally Mounted	50%	2025	\$14,900	5	\$1,700	
Locally Mounted	50%	2044	* *	5	\$1,700	
Ground						
Grounding Devices	1000/	LIPE	* *	-	Ф 7 200	
Generic	100%	LIFE	* *	5	\$7,300	
Stand-by Power Transfer Switches						
Automatic	100%	2044	* *	1	\$153,800	
Generators	10070	2044		1	\$155,600	
Diesel	100%	2040	* *	1	\$193,600	
21001	Other Observation, Extent : Light, A		00%	1	Ψ175,000	
	Location: Roof	55				
	Explanation : Emergency Generate	or Rated @ 1500	0kw			
Batteries						
Lead/Acid	100%	2022	\$1,500	5	\$18,500	
Fuel Storage						
Day Tank	50%	2049	* *	5	\$46,400	
	Other Observation, Extent : Light, A	rea Affected : 10	00%			
	Location: Roof					
	Explanation: 275 Gallons Rated C					
Main Tank	50%	2062	* *	5	\$7,300	
	Other Observation, Extent: Light, A	rea Affected: 10	<i>10%</i>			
	Location: Basement	1.6				
Lighting	Explanation: 10,000 Gallons Rate	a Capacity				
Lighting Interior Lighting						
Fluorescent	5%	2027	\$144,300	10	\$22,900	
1 Idolescent	T-12 Lamps And Fixtures, Extent: M.		-		Ψ22,700	
	Location: Basement	, 111 001 11	yy			
Fluorescent	90%	2035	* *	10	\$412,700	
FIGULESCEIII	T-8 Lamps And Fixtures, Extent: Lig			10	\$ 1 12,700	
	Location: Throughout The Buildin		u . 100/0			
Fluorescent	5%	2027	\$144,300	10	\$22,900	
Fluorescent	5% Compact Fluorescent Light, Extent :				\$42,900	
	Location: Staircase And Lobby	moueruie, Area	лујескей . 100	, u		
Egress Lighting	25canon : Starreuse IIIa 2000y					
Emergency, Service	50%	2035	* *	1		
Exit, LED	50%	2062	* *	1		
Alarm	3070	2002		1		

Alarm

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

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

Asset #: 13877

Electrical	Current Rep	Current Repair Future Replacement		М	Maintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
No Component	70%					
Generic	30%	202	\$459,700	1	\$56,000	
	Other Observation, Exte	ent : Moderate, Area Aj	fected : 100%			
	Location: Lobby And	Other Public Spaces				
	Explanation: CCTV S	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	202	\$5,245,900	1-3	\$308,100	
	Other Observation, Exte	ent : Moderate, Area Aj	fected : 100%			
	Location: Throughout	t The Building				
	Explanation : Alarm B	Bells, Smoke Detectors,	Strobe Lights, Horn	s And Ma	unual Pull Stations	

Mechanical	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Utility Steam	100%	2037	* *	1		
	Other Observation, Extent:		: 100%			
	Location: Sub-basement S	team Room				
	Explanation: Steam From	Con Edison				
Conversion Equipment						
Pres. Reducing Valve/LP	100%	2030	* *	5	\$29,700	
Steam						
	Other Observation, Extent :	Light, Area Affected	: 5%			
	Location: Sub-basement P	rv Room				
	Explanation: 2 Heat Exch	angers Heating Dev	ices For Marriage	Bureau I	Room	
Distribution	-					
Hot Wtr Piping/Pump	5%	2043	* *	4	\$1,800	
Central Plant Steam	95%	2027	\$7,627,700	4	\$35,100	
Piping/Pmp						
	On Extended Life, Extent : M	loderate, Area Affec	ted : 100%			
	Location: Throughout					
Terminal Devices						
Air Handler	5%	2035	* *	1	\$15,500	
Convector/Radiator	90%	2025	\$2,285,800	1	\$145,300	
,	On Extended Life, Extent : L				+ -,	
	Location: Throughout	0 , 33				
	Recent Installation, Extent :	Light, Area Affected	: 100%			
	Location : Throughout, Ne			s Valves		
Fan Coil Unit/Heat	5%	2035	**	1	\$8,100	
Air Conditioning					· · · · · · · · · · · · · · · · · · ·	
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Asset #: 13877

Mechanical	Current Repair Future Replacement			M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating	5%	2035	* *	1	\$11,600	
Compr/Chiller	R-22 Refrigerant, Extent : Light, Area A Location : Lower Roof, For Marriage	Affected :	5%	-	\$11,000	
Window/Wall Unit	95%	2022	\$939,100	1		
Distribution CW & CHW Wtr Pipe/Pump	5%	2053	* *	4	\$1,200	
No Component	95%					
Terminal Devices Air Handler/Cool/Ht	5% Other Observation, Extent : Light, Area Location : Marriage Bureau Explanation : For Marriage Bureau	2035 Affected	**	1	\$15,500	
No Component	95%					
Heat Rejection Air Cooled Condenser Unit	15%	2035	* *	2	\$52,200	
	Recent Installation, Extent : Light, Area Location : Roof, Air Cooled Condensa					
No Component	85% Other Observation, Extent: Light, Area Location: Roof					
Ventilation	Explanation: Cooling Tower Abando	n In Piace	<i>;</i>			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$278,800	
Exhaust Fans Roof	10%	2022	¢70 000	2	¢1 500	
No Component	15%	2022	\$78,800	2	\$1,500	
rvo Component	Other Observation, Extent : Light, Area	Affected	: 0%			
	Location: Basement Print Shop, Base			Rooms		
	Explanation: Component Accounted				his Report	
No Component	75% Other Observation, Extent: Light, Area Location: Throughout Explanation: No Mechanical Ventila		: 0%			
Plumbing						
H/C Water Piping	100/	2052	* *	1		
Brass/Copper	10%	2053		1		
Galvanized Steel	90% On Extended Life, Extent: Moderate, A Location: Throughout	2025 rea Affect	\$1,873,500 ted: 100%	1		
HW Heat Exchanger Steam Fired	100%	2037	* *	4	\$49,400	

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Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Mo	oderate, Area Affect	ed : 100%			
	Location : Throughout					
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
	On Extended Life, Extent : Mo	oderate, Area Affect	ed : 100%			
	Location: Throughout					
Sump Pump(s)						
Non-Submersible	100%	2027	\$72,300	4	\$15,800	
Backflow Preventer						
Generic	100%	2027	\$120,600	1	\$30,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected	: 100%			
	Location: B-9					
	Explanation: 10 Units - 2 F	reight, 8 Passenger				
Fire Suppression						
Standpipe						
Generic	100%	2037	* *	1-5	\$261,400	
Sprinkler						
No Component	90%					
Generic	10%	2037	* *	1-2	\$14,000	

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

Page: 209

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : MANHATTAN CIVIL COURT

Address : 111 CENTRE STREET @ WHITE ST.

Borough : MANHATTAN Agency's Number : 312-138
Program / Asset # : DGS0004.000 / 2049 Yr Built/Renovated : 1960 / 2004

Area Sq Ft : 451,310 Project Type : REAL PROPERTY

Date of Survey : 28-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,9,11,12,PH

Block : 169 Lot : 10 BIN : 1001833

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,046,000	\$420,900
Interior Architecture	\$2,130,100	\$8,109,600
Electrical	\$91,300	\$1,092,400
Mechanical	\$111,800	\$18,846,800
Total	\$3,379,300	\$28,469,700
Importance Code A	\$1,046,000	\$420,900
Importance Code B	\$1,159,100	\$27,074,700
Importance Code C	\$1,174,200	\$974,100
Total	\$3,379,300	\$28,469,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,100			
Interior Architecture	\$35,000		\$34,300	\$54,900
Electrical	\$95,600	\$54,100	\$70,100	\$56,000
Mechanical	\$157,300	\$234,800	\$170,700	\$268,500
Elevators/Escalators	\$141,100	\$141,100	\$141,100	\$141,100
Total	\$463,200	\$430,100	\$416,200	\$520,400
Importance Code A	\$34,100		\$13,400	
Importance Code B	\$423,700	\$430,100	\$385,400	\$520,400
Importance Code C	\$5,400		\$17,400	
Total	\$463,200	\$430,100	\$416,200	\$520,400



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

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

Asset #: 2049

chitecture	Current I	Repair	Futur	e Replacement	M	aintenance	
ctem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior	•		•				•
Exterior Walls							
Masonry: Brick	11% Now	\$230,600	LIFE	* *	5	\$37,700	
	Cracking/Crumbling,	Extent: Moderate	, Area Af	fected : 30%			
	Location: Penthou.	se					
	Spalling, Extent: Mo	derate, Area Affect	ed : 50%				
	Location: Penthou.						
	Staining/Discoloring,		, Area Af	fected : 50%			
	Location : Penthou.						
	Water Penetration, E.		rea Affec	rted : 20%			
	Location : Penthou.						
	Other Observation, E		Area Affe	cted : 100%			
	Location: Penthou.			C INT. I C	1 D1	D (14 : 1 / T	
	Explanation : Glaze Prevent Water Pene		f Masoni	y Covered With Si	ngle-Ply	Roof Material Io	
Masonry: Limestone	45% Now	\$341,600	LIFE	* *	5	\$115,700	
Masonry. Limestone	Jnt Mortar Miss/Erod				3	\$113,700	
	Location : Through		e, 111eu 11	<i>ујестеа</i> . 3370			
Managary I imagetana		<i></i>	LIEE	* *	-	¢5 100	
Masonry: Limestone Metal/Glass Curt Wall	1% 35%		LIFE LIFE	* *	5	\$5,100 \$450,100	
Metal Coiling Doors	1% 0-2	\$3,900	2033	* *	5 5	\$430,100	
Wetai Coming Doors	Corrosion/Rusting, E				3	\$5,400	
	Location : Frame	nieni . Moderdie, i	irea rijjet	nea . 2070			
Marble Panels	2% 2-4	\$61,300	LIFE	* *	5	\$5,100	
Martie I alieis	Int Mortar Miss/Erod			ffected · 10%	3	\$5,100	
	Location: Ground		c, 11/ca 11	gjeerea : 1070			
Window Wall	5%		2048	* *	5	\$64,300	
Windows	370		2040			Ψ0+,500	
Aluminum	95%		2036	* *	5	\$79,600	
Metal Louvers	5%		2037	* *	10	\$26,200	
Parapets	270		2037			Ψ20,200	
Masonry: Brick	47% Now	\$46,000	LIFE	* *	5	\$2,000	
3	Cracking/Crumbling,			fected : 40%		. ,	
	Location : Inside F						
	Spalling, Extent : Mo	derate, Area Affect	ed : 50%				
	Location : Inside F	асе					
	Worn/Eroded, Extent	: Moderate, Area A	Affected :	50%			
	Location : Inside Fo	асе					
	Other Observation, E	Extent : Moderate, 1	Area Affe	cted : 100%			
	Location : Interior	Face					
	Explanation: Glaze	ed Brick. Portions	Covered \	With Single-Ply Ro	ofing Ma	terial To Prevent	
	Water Penetration.	4.2.2 0.2		ata -4-		***	
Masonry: Limestone	5% Now	\$13,300	LIFE	**	5	\$300	
	Jnt Mortar Miss/Erod	ı, Extent : Moderat	e, Area A	ffected : 25%			
	Location : Coping						
Metal Panel	3%		2048	* *	5	\$500	
Panel/Paver: Limestone	45%		LIFE	* *	5-10	\$16,300	

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

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

Asset #: 2049

Architecture	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	1000/	#101 600	2022				
Modified Bitumen	100% 4+ Miss/Damaged Fla Location: Pentho	\$101,600 shings, Extent : Mode suse	2033 erate, Ar	* * ea Affected : 15%			
	Location : At Ven						
	Location : Corner						
	Worn/Eroded, Extent Location : Throug	it : Moderate, Area A hout	Affected :	10%			
Soffits							
Stucco Cement	100%		2041	* *	5		
nterior							
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$147,800	
Ceramic Tile	5%		2031	* *	5	\$33,800	
Terrazzo	25%		LIFE	* *	5	\$263,900	
Vinyl Tile	35%		2023	\$2,036,300	3	\$118,200	
Vinyl Tile 9" X 9"	30% 4+	\$226,100	2023	\$2,261,200	3	\$76,000	
	Worn/Eroded, Exten	ıt : Moderate, Area A	Affected :	20%			
	Location : Throug	hout					
Interior Walls							
Ceramic Tile	4%		2031	* *	5	\$34,800	
Mosaic Tile	1%		LIFE	* *	10	\$5,400	
Marble Panels	20%		LIFE	* *	10	\$69,600	
Plaster	40%		LIFE	* *	5-10	\$295,700	
SGFT/Glazed Masonry	10%		LIFE	* *	10	\$43,500	
Wood	25%		LIFE	* *	5	\$1,739,500	
Ceilings	2370		DII L			ψ1,752,500	
AcousTileConcealSpLn	40% 0-2	\$221,400	2026	\$2,214,100	5	\$168,900	
AcoustineConceaispEii		ments, Extent : Mode			3	\$100,700	
	Location: Through		.raic, 111	earyjeetea . 570			
	_	g, Extent : Moderate	Area A	facted : 15%			
	Location: Through	o .	, 111eu 11 _j	jeciea . 1570			
		noui Extent : Moderate, A	usa Affa	oto 1 . 100/			
	Location: Rooms		rea Ajjed	леа : 10%			
AcousTileSusp.Lay-In	15%		2033	* *	5	\$101,300	
	Staining/Discoloring Location: Through	g, Extent : Light, Are hout	ea Affecto	ed : 5%			
Exposed Concrete	10% Now	\$44,000	LIFE	* *	5	\$10,600	
r		g, Extent : Moderate		fected : 1%	-	4-0,000	
Plaster	35%		LIFE	* *	5-10	\$406,300	
ite Enclosure	3370		LILL		5 10	ψ 100,500	
Fence/Gates							
Chain link	25%		2048	* *			
Iron Picket	75%		2048	* *			
Note: All component repairs \$ estim		· · · · · · · · · · · · · · · · ·					

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

Estimates are rounded to the nearest hundred dollars.

 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2049

Architecture	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2041	* *			
On-Site Walkways							
Masonry: Granite	100%		LIFE	* *			

Electrical	Current Repa	r Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	1000/			_		
Fused Disc Sw	100%	2048	**	5	\$1,900	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roc		Name and Good	D = 4 . 1 . 0	4000 4	
	Explanation : 2- Main Se Each	rvice And 1- Bus Tie L	visconnet Switches	Kated @	4000 Amperes	
Transformers						
Dry Type	100%	2041	* *	5	\$1,700	
	Other Observation, Extent	: Moderate, Area Affe	cted : 100%			
	Location : Mechanical R					
	Explanation: 5-30 Kva	208/120 Volts, 6-65 K	va 208/240 Volts Ai	nd 4-40 F	Kva 208/240 Volts	
Switchgear / Switchboard						
Air Circuit Breaker	100%	2048	**	5	\$2,300	
	Other Observation, Extent		cted : 100%			
	Location : Electrical Roc					
D	Explanation: Low Voltag	ge Power Circuit Brea	ker			
Raceway Conduit	20%	2028	¢110 ∠∩∩	1		
Conduit Conduit	80%	2028	\$118,600 * *	1 1		
Panelboards	0070	2048	. •	1		
Fused Disc Sw	5%	2044	* *	5	\$500	
Molded Case Bkrs	5%	2027	\$27,300	5	\$600	
Molded Case Bkrs	90%	2044	**	5	\$10,700	
Wiring	7070	2011			Ψ10,700	
Braided Cloth	10% 2-4	\$91,300 2053	* *	1		
	Insulation Aged, Extent : N		d : 100%			
	Location : Throughout T	he Building				
Thermoplastic	90%	2048	* *	1		
Motor Controllers						
Locally Mounted	5%	2041	* *	5	\$200	
Motor Control Center	5%	2026	\$53,800	5	\$600	
	On Extended Life, Extent:	Moderate, Area Affec	ted : 100%			
	Location: Basement Ma	chinery Room				
Motor Control Center	90%	2041	* *	5	\$11,100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$13,300	

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

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

Asset #: 2049

Electrical	Current Repa	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2041	* *	1	\$138,900	
Generators					*	
Diesel	100%	2037	* *	1	\$174,800	
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%			
	Location: Roof	D 1 G				
D-#:	Explanation: 1250 Kw,	Rudox Genset				
Batteries Lead/Acid	100%	2022	\$1,500	5	\$16,700	
Fuel Storage	10070	2022	\$1,500		\$10,700	
Day Tank	50%	2044	* *	5	\$41,900	
Day Tank	Other Observation, Exten		cted : 100%	3	\$41,500	
	Location: Roof					
	Explanation : 275 Galle	ons Capacity				
Main Tank	50%	2056	* *	5	\$6,600	
William Turk	Other Observation, Exten		cted : 100%	3	φο,σσσ	
	Location : Basement					
	Explanation : 2000 Gal	lons Capacity				
Lighting	<u> </u>	1 7				
Interior Lighting						
Fluorescent	95%	2033	* *	10	\$393,200	
	T-8 Lamps And Fixtures, Location: Throughout		Affected: 100%			
Fluorescent	5%	2033	* *	10	\$20,700	
	Other Observation, Extendation : Hallways	t : Moderate, Area Affe	cted : 100%		·	
	Explanation: Compact	Fluorescent Light Fixtu	res			
Egress Lighting						
Emergency, Service	40%	2033	* *	1		
Emergency, Battery	10%	2033	* *	10	\$10,900	
Exit, LED	50%	2056	* *	1		
Exterior Lighting	1.50/	2020	#25 2 222	10	#200	
HID	15%	2028	\$259,000	10	\$200	
Incandescent	15%	2028	\$219,800	2	\$100	
No Component	70%					
Alarm						
Security System No Component	70%					
Generic	30%	2033	* *	1	\$50,600	
Generic	Other Observation, Exten		cted : 100%	1	\$50,000	
	Location : Outside					
	Explanation : CCTV Su	rveillance Camera Syste	∘m			
Fire/Smoke Detection		Tamera System	•			
No Component	30%					
Generic, Digital	70%	2033	* *	1-3	\$194,700	
					,,	

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

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

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2038	* *	1		
			Extent : Light, Area	Affected	: 100%			
		n : Basemer						
	Explana	ttion : Stear	n From Con Edison	!				
Conversion Equipment	1000/			2021	* *	-	Φ26.000	
Pres. Reducing Valve/LP	100%)		2031	* *	5	\$26,800	
Steam								
Distribution	1000/			2020	* *	4	ф 22 2 00	
Central Plant Steam	100%)		2038	* *	4	\$22,200	
Piping/Pmp								
Terminal Devices	1000/			2022	ec 021 200	1	¢270 100	
Air Handler	100%)		2023	\$6,021,300	1	\$279,100	
Air Conditioning								
Energy Source	100%			2036	* *	1		
Electricity	100%)		2036		1		
Conversion Equipment Centrifugal, Elec Chiller	90%			2031	* *	1	\$420,600	
Centritugal, Elec Chiner			Extent : Light, Area			1	\$439,600	
			xieni . Ligni, Area it Mechanical Rooi		. 90/0			
			u Mechanicai Koor Refrigerant	rı				
C 1'. II '.	_		Kejrigerani	2020	ΦΩ1.4.1ΩΩ			
Split Unit	10%		4 4 - T - T - T - A A	2028	\$914,100			
	_	_	tent : Light, Area A	пестеа :	10%			
D' ('1 - ('	Localio	n : Rooftop						
Distribution	1000/			2020	* *	4	#22.200	
CW & CHW Wtr	100%)		2038	* *	4	\$22,200	
Pipe/Pump								
Terminal Devices	000/			2022	Ф2 0.4 2 0.00		Ф222 200	
Air Handler/Cool/Ht	80%			2023	\$3,842,000	1	\$223,300	
Induction Unit	20%)		2028	\$509,000	1	\$29,200	
Heat Rejection	100/			2020	\$96.300	2	¢21 400	
Air Cooled Condenser Unit	10%)		2028	\$86,300	2	\$31,400	
	90%			2026	\$1,462,500	2	¢400 000	
Water Cooling Tower Ventilation	90%)		2026	\$1,402,300	2	\$408,800	
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$398,500	
Exhaust Fans	100%)		LIFE		۷-3	\$398,300	
Exhaust Fans Interior	100%			2028	¢1 522 500	2	\$13,800	
Plumbing	100%)		2028	\$1,523,500		\$13,000	
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Diass/Copper	100%)		2038		1		

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

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

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

Mechanical	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Plumbing					
Water Heater					
Electric	1%	2026 \$3,800	4		
	Other Observation, Extent : Ligh	t, Area Affected : 1%			
	Location : Subbasement				
	Explanation: 40 Gallons For S	Staff Wash Room			
No Component	99%				
HW Heat Exchanger					
Steam Fired	100%	2038 **	4	\$44,600	
Sanitary Piping					
Cast Iron	100%	LIFE **	1		
Storm Drain Piping					
Cast Iron	100%	LIFE **	1		
Sump Pump(s)					
Non-Submersible	100%	2028 \$65,300	4	\$14,300	
Sewage Ejector(s)					
Compressed Air	100%	2038 **	4	\$4,600	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Geared Traction	100%	LIFE **			
	Other Observation, Extent : Ligh	t, Area Affected : 100%			
	Location: (6) 1-12 (4) B-12	(1) B-12 Freight			
	Explanation: 11 Units				
Fire Suppression					
Standpipe					
Generic	100%	2038 **	1-5	\$227,600	
Sprinkler					
Generic	100%	2028 \$4,193,100	1-2	\$126,400	
Fire Pump					
Generic	100%	2031 **	1	\$84,300	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$7,613,700	\$1,440,100
Interior Architecture	\$523,000	\$7,262,900
Electrical	\$2,009,700	\$5,055,300
Mechanical	\$12,151,000	\$11,079,900
Total	\$22,297,400	\$24,838,100
Importance Code A	\$7,731,700	\$1,440,100
Importance Code B	\$14,298,900	\$22,573,700
Importance Code C	\$266,800	\$824,300
Total	\$22,297,400	\$24,838,100

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				
Interior Architecture	\$93,500	\$32,400	\$2,703,400	\$71,900
Electrical	\$154,300	\$158,000	\$158,100	\$131,400
Mechanical	\$125,900	\$265,300	\$361,900	\$255,300
Elevators/Escalators	\$390,800	\$390,800	\$390,800	\$390,800
Total	\$764,500	\$846,500	\$3,614,200	\$849,400
Importance Code A		\$97,200	\$95,100	\$95,100
Importance Code B	\$764,500	\$749,300	\$3,519,100	\$754,300
Total	\$764,500	\$846,500	\$3,614,200	\$849,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN CRIMINAL COURTS BLDG.

Asset #: 2072

Architecture	Current Repair Future Replacement					Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls	70% Now	\$7,022,700	LIEE	* *	5	\$476.600		
Masonry: Limestone	Cracking/Crumbling Location: Penthol		LIFE e, Area A <u>j</u>		5	\$476,600		
	Jnt Mortar Miss/Ero Location: Through	d, Extent : Moderat	e, Area A	Affected : 15%				
	Staining/Discoloring Location: Through	g, Extent : Severe, A	rea Affec	ted : 50%				
	Water Penetration, I Location : Founda		rea Affe	cted : 10%				
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	\$143,200	2030	* *				
Modified Bitumen	Seams Open/Split, E Location: Over 18 Water Penetration, E Location: Over Li Other Observation, L Location: Upper I Explanation: Gutt 10% Now Drains Inad/Misposi	th And 17th Floors xtent : Moderate, A th And 17th Floors Extent : Moderate, A brary Extent : Moderate, A Roof - Penthouse er Supports Failing \$79,600 n, Extent : Moderate	rea Affec Area Affec Area Affe 2035 e, Area A	cted : 10% cted : 5% **				
	Water Penetration, I	ison And Records A Extent : Moderate, A ison And Records A	rea Affe	cted : 20%				
	Worn/Eroded, Exten Location : Over Pr	t : Moderate, Area A ison And Records A		25%				
nterior								
Floors Carpet	14%		2021	\$2,602,800	2	\$301,900		
Carpet Carpet Cast in Place Concrete	10%		LIFE	\$2,002,800	3 5	\$301,900		
Cast III Trace Concrete	Water Penetration, E Location: Boiler E			cted : 15%	3	\$314,300		
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	\$4,953,600	3	\$287,600		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2072

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Sub-base	ement					
Gypsum Board	5%			LIFE	* *	5	\$43,800	
Masonry: Brick	15%			LIFE	* *			
Marble Panels	15%			LIFE	* *			
Plaster	45%	Now	\$266,800	LIFE	* *	5	\$197,000	
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 10%			
	Location	: Stairs E	And F At Penthous	e				
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Stairs E	And F At Penthous	e				
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	\$76,500	LIFE	* *	5	\$18,000	
	Cracking/	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 Penthous	e				
Plaster	55%			LIFE	* *	5	\$494,200	
Plaster	8%			LIFE	* *	5	\$71,900	

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2045	* *	5	\$4,100	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : 4- Main Service Switche	s Rated	@ 4000 Amperes E	Each		
Switchgear / Switchboard						
Fused Disc Sw	20%	2045	* *	5	\$800	
Molded Case Bkrs	80%	2045	* *	5	\$20,200	
Raceway						
Conduit	70%	2025	\$691,700	1		
Conduit	30%	2045	* *	1		
Panelboards						
Fused Disc Sw	5%	2041	* *	5	\$1,100	
Fused Disc Sw	10%	2024	\$90,900	5	\$2,200	
Molded Case Bkrs	20%	2024	\$249,100	5	\$5,100	
Molded Case Bkrs	65%	2041	* *	5	\$16,400	

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

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

Asset #: 2072

Electrical	Current Rep	oair Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring	100/ 2.4	Ф166,000 2050	* *			
Braided Cloth	10% 2-4	\$166,000 2050		1		
	Insulation Aged, Extent . Location: Throughout		a : 100%			
Thermoplastic	70%	2045	* *	1		
Thermoplastic	20%	2025	\$304,400	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	1000/	• •		_	0.1.1.0	
Generic	100%	LIFE	* *	5	\$14,100	
Stand-by Power						
Transfer Switches	1000/	2020	* *	1	#205 500	
Automatic	100%	2038	<i>T T</i>	1	\$295,500	
Generators	1000/	2024	* *	1	¢272.000	
Diesel	100%	2034		1	\$372,000	
	Other Observation, Exte Location : Basement	ni : Moaeraie, Area Ajje	ciea : 100%			
		acy Generator Rated @ 1	250 Kw			
Batteries	Explanation . Emerger	icy Generalor Raiea & 1	230 KW			
Lead/Acid	100%	2019	\$1,500	5	\$35,600	
Fuel Storage		2017	Ψ1,500		ψ35,000	
Day Tank	50%	2041	* *	5	\$89,100	
24, 1444	Other Observation, Exte		cted : 100%		\$65,100	
	Location : Generator I					
	Explanation : 275 Gal	lon Capacity				
Main Tank	50%	2028	\$58,900	5	\$14,100	
Wall Tall	Other Observation, Exte		•	J	Ψ11,100	
	Location : Basement	3,5				
	Explanation: 75,000 (Gallon Capacity				
Lighting						
Interior Lighting						
Fluorescent	98%	2030	* *	10	\$863,400	
	T-8 Lamps And Fixtures,		Affected : 100%			
HID	Location: Throughout	The Building				
пір	Location : Throughout 1%	The Building 2025	\$23,800	10	\$300	
Incandescent			\$23,800 \$160,000	10 2	\$300 \$200	
Incandescent Egress Lighting	1%	2025				
Incandescent Egress Lighting Emergency, Service	1% 1% 45%	2025 2025 2030		1	\$200	
Incandescent Egress Lighting Emergency, Service Emergency, Battery	1% 1% 45% 5%	2025 2025 2030 2030	\$160,000	2		
Incandescent Egress Lighting Emergency, Service Emergency, Battery Exit, LED	1% 1% 45%	2025 2025 2030	\$160,000	1	\$200	
Incandescent Egress Lighting Emergency, Service Emergency, Battery Exit, LED Exterior Lighting	1% 1% 45% 5% 50%	2025 2025 2030 2030 2053	\$160,000 ** **	1 10 1	\$200 \$11,600	
Incandescent Egress Lighting Emergency, Service Emergency, Battery Exit, LED	1% 1% 45% 5%	2025 2025 2030 2030	\$160,000 ** **	1 10	\$200	

Alarm

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

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

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

Asset #: 2072

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2025	\$883,200	1	\$107,600	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: Hallways	S					
	Explanation: CCTV	⁷ Surveillance Cam	eras				
Fire/Smoke Detection							
Generic, Digital	100%		2033	* *	1-3	\$592,000	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: Through	out The Building					
	Explanation : Strobe	e Lights, Horns, M	anual Pi	ıll Stations, Smoke	Detector	s, Alarm Bells	

Mechanical	Current Repair	Futur	e Replacement	М	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% Not Energy		\$118,000 Extent : Severe, Ar	2030 ea Affect	* * red : 50%	1	\$856,200		
	0.	: #1 And #		33					
	Other Obs	ervation, E.	xtent : Severe, Ared	a Affected	d: 100%				
	Location	: Basemen	t						
	Explanat	ion : 4 Uni	ts						
Distribution Central Plant Steam Piping/Pmp	100%	0-2	\$771,300	2035	* *	4	\$47,300		
	Corroded,	Extent : Mo	oderate, Area Affec	cted : 209	%				
	Location : Condensate Drain Pipe, Sub-basement								
	_	os Faulty, E : Various I	Extent : Moderate, . Locations	Area Affe	ected : 15%				
Terminal Devices									
Air Handler		2-4 ed Life, Ext : Fan Root	\$3,204,100 tent : Light, Area A m	2035 ffected :	**	1	\$133,700		
Convector/Radiator	Damaged,	Now Extent : Mo : Penthous	\$73,200 oderate, Area Affec ee	2023 cted : 109	\$3,659,600	1	\$209,400		
Air Conditioning									
Energy Source	1000/			2022	ماد ماد				
Electricity	100%			2033	* *	1			

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

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

Asset #: 2072

Mechanical	Current Repair		Futur	e 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	
		frigerant, I	Extent : Light, Area		l : 35%		42 02,000	
		: Basemen	nt					
Exterior Pkg Unit -	5%			2030	* *	2	\$2,900	
Cooling		gerant, Ex : 18th Floo	tent : Light, Area A or Roof	ffected :	5%			
Window/Wall Unit	50%			2020	\$949,600	1		
No Component	10%							
Distribution CW & CHW Wtr Pipe/Pump	35%	Now	\$17,500	2035	* *	4	\$16,600	
	-	_	nt : Severe, Area A	-	30%			
			lves, Various Locat		1 100/			
			Extent : Severe, Are ement Pump Room	а Ађесте	a : 10%			
			ed Water Booster C	Corroded	And Leaking			
No Component	65%							
Terminal Devices								
Air Handler/Cool/Ht		2-4 led Life, Ex : Fan Roo	\$3,220,000 tent : Moderate, A m	2035 rea Affec	* * ted : 100%	1	\$187,100	
No Component	65%							
Heat Rejection								
No Component	65%							
Under Construction	35% Other Obs	ervation F	Extent : Light, Area	Affected	. 0%			
	Location		Meni . Ligni, Mea	Пуссиси	. 070			
	Explana	tion : Repla	acement Of Water (Cooling T	Tower			
Ventilation								
Distribution Ductwork/Diffusers	1000/	Now	\$168,000	LIFE	* *	2-5	\$535,700	
Ductwork/Diffusers			\$100,000 evere, Area Affected			2-3	\$333,700	
	_		e, 18th Floor Roof					
Exhaust Fans								
Interior		2-4 led Life, Ex : Penthou.	\$3,242,700 stent : Moderate, As se	2035 rea Affect	* * ted : 100%	2	\$23,500	
Plumbing								
H/C Water Piping	1000/			2025	¢6.704.300	1		
Brass/Copper	100%			2025	\$6,794,200	1		
HW Heat Exchanger Steam Fired	100%	Now	\$145,100	2035	* *	4	\$95,000	
Steam I nea	Corroded,	Extent : Se	evere, Area Affected			•	475,000	
	Location	: Basemen	nt .					

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

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

Asset #: 2072

Mechanical	Current Repair	Futur	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Plumbing									
Sanitary Piping									
Cast Iron		33,400 LIFE	* *	1					
	Blockage /Clogged, Extent : Se		d : 5%						
	Location : Sub-basementt An	d Basement							
Storm Drain Piping									
Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)									
Non-Submersible	100%	2030	* *	4	\$20,300				
Sewage Ejector(s)									
Electric	100%	2025	\$262,500	4	\$38,200				
	Other Observation, Extent : Li	ght, Area Affected	: 100%						
	Location : Sub-basement								
	Explanation: 3 Duplex Units	1							
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	1000/	2027			0.40.4.200				
Generic	100%	2035	* *	1-5	\$484,300				
Sprinkler	1000/	202 =			00 10 10 1				
Generic	100%	2035	* *	1-2	\$269,100				
Fire Pump	1000/	• • • •			04=0.400				
Generic	100%	2034	* *	1	\$179,400				
Chemical System	1000/	• • • •	44.000		00				
Generic	100%	2020	\$1,900	1-3	\$3,700				

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$898,200	\$801,000
Interior Architecture	\$3,686,700	\$949,100
Electrical	\$1,330,500	\$12,485,500
Mechanical	\$254,000	\$19,573,100
Total	\$6,169,300	\$33,808,700
Importance Code A	\$898,200	\$884,600
Importance Code B	\$4,826,400	\$32,842,300
Importance Code C	\$444,700	\$81,800
Total	\$6,169,300	\$33,808,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture			\$16,200	\$42,400
Interior Architecture	\$11,400		\$16,200	\$30,100
Electrical	\$92,300	\$74,400	\$78,200	\$67,100
Mechanical	\$175,300	\$227,500	\$211,400	\$227,500
Elevators/Escalators	\$118,400	\$118,400	\$118,400	\$118,400
Total	\$397,400	\$420,300	\$440,500	\$485,500
Importance Code A	\$14,600	\$1,200	\$16,200	\$42,400
Importance Code B	\$371,400	\$419,100	\$424,300	\$443,100
Importance Code C	\$11,400			
Total	\$397,400	\$420,300	\$440,500	\$485,500



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2048

Architecture	Curr	ent Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast in Place Concrete	10% Nov	+ -,	LIFE	* *	5	\$213,000		
		n, Extent : Moderate, A						
		ndation At B Level, Ga						
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	050/		2047	* *	5	¢20 000		
Aluminum Motel Legyvers	95% 5%		2047 2038	* *	5 10	\$38,800		
Metal Louvers	370		2038		10	\$12,800		
Parapets Metal Panel	80%		2051	* *	5	\$32,400		
Metal Rail	20%		2042	* *	5-10	\$37,800		
Roof	2070		2042		3 10	Ψ57,000		
Modified Bitumen	100%		2033	* *	10	\$132,900		
nterior	10070					\$10 2 ,900		
Floors								
Cast in Place Concrete	5% Nov	v \$68,500	LIFE	* *	5	\$71,100		
	Cracking/Crumb	ling, Extent : Moderat	e, Area Aff	ected : 15%				
	Location : Load	ling Dock						
	Water Penetration, Extent: Moderate, Area Affected: 15%							
	Location: Loading Dock							
	Other Observation, Extent: Severe, Area Affected: 100%							
	Location : Loading Dock							
		Tloor Slab Is Pitced In						
Cast in Place Concrete	10%		LIFE	* *	5	\$142,200		
Ceramic Tile	3% Nov	. ,	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%							
		Near Exit Az In Baser						
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 \$2,071,200 2035 ** 3 \$90,200 Broken/Missing Elements, Extent: Severe, Area Affected: 25%							
	Broken/Missing I Location : Floo		ere, Area A	ffected : 25%				
	-	ling, Extent : Moderat ces And Waiting Areas						
77' 1 m'i		es Ana waning Areas				0.40.700		
Vinyl Tile	20%		2033	* *	3	\$48,700		

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

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

Asset #: 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	
nterior									
Interior Walls									
Cast in Place Concrete		Now	\$291,300	LIFE	* *				
			xtent : Severe, Area	ı Affecte	d : 15%				
	Location	: West Wa	ll In Basements						
Ceramic Tile	5%			2034	* *	5	\$22,700		
Concrete Masonry Unit	15%		\$153,400	LIFE	* *	5	\$27,300		
		-	ents, Extent : Seve	re, Area	Affected : 10%				
		: Loading							
			tent : Moderate, Ar						
			Basement Location						
			Severe, Area Affec	ted : 10%	%				
		: Loading							
		_	amage, Extent : Se	vere, Are	ea Affected : 10%				
		: Loading							
			nt : Moderate, Ared	a Affecte	d : 5%				
	Location	: Parking	Area In Basement						
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		
Ceilings									
AcousTileConcealSpLn	25%	2-4	\$532,600	2038	* *	5	\$101,600		
		_	ents, Extent : Seve	re, Area .	Affected : 25%				
		: Basemen							
	_	_	Extent : Severe, A.	rea Affec	eted : 25%				
		: Basemen	t						
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		
			xtent : Moderate, A	rea Affe	cted : 10%				
	Location	: Lobby							
Plaster	10%		·	LIFE	* *	5	\$40,600		
Wood	5%			LIFE	* *	5	\$284,300		

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

Under 600 Volts

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

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

Asset #: 2048

Electrical	Current Repai	r Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	-00/	2025	404 (00	_	44.000	
Air Circuit Breaker	70%	2025	\$83,600	5	\$1,800	
	Other Observation, Extent		ted : 100%			
	Location : Electrical Roc					
	Explanation : 2- Main Se			ach		
Fused Disc Sw	30%	2045	* *	5	\$600	
	Other Observation, Extent		ted : 100%			
	Location: Electrical Roc					
	Explanation : Main Serv	ice Switch Rated @ 300	00 Amperers			
Transformers						
Dry Type	100%	2030	* *	5	\$1,800	
	Other Observation, Extent	: Moderate, Area Affec	ted : 100%			
	Location: Basement					
	Explanation: 30 Kva, 48	80/208/120 Volts				
Switchgear / Switchboard				_		
Fused Disc Sw	30%	2045	* *	5	\$600	
Molded Case Bkrs	70%	2025	\$346,500	5	\$9,000	
Raceway						
Conduit	60%	2035	* *	1		
Conduit	20%	2045	* *	1		
Conduit	20%	2025	\$118,600	1		
Panelboards						
Fused Disc Sw	15%	2024	\$81,800	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	\$182,700	1		
Motor Controllers						
Locally Mounted	20%	2038	* *	5	\$700	
Motor Control Center	70%	2023	\$753,700	5	\$9,400	
Motor Control Center	10%	2038	* *	5	\$1,300	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$7,200	
tand-by Power						
Transfer Switches						
Automatic	50%	2038	* *	1	\$75,500	
Automatic	50%	2023	\$79,700	1	\$75,500	
Generators						
Diesel	100%	2021	\$1,239,100	1	\$190,100	
	Other Observation, Extent		ted : 100%			
	Location: Generator Ro					
	Explanation: Emergency	Generator Rated @ 2:	50 Kw			
Batteries						
Nickel Cadmium	100%	2019	\$1,500	5	\$109,400	

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

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

Asset #: 2048

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Day Tank	50%	2024	\$18,100	5	\$45,500	
	Other Observation, Extent: Moderate	, Area Affect	ed : 100%			
	Location: Generator Room					
	Explanation: 275 Gallon Capacity					
Main Tank	50%	2028	\$30,100	5	\$7,200	
	Other Observation, Extent : Moderate Location : Basement	, Area Affect	ed : 100%			
	Explanation: 400 Gallon Capacity					
Lighting						
Interior Lighting						
Fluorescent	2%	2025	\$163,500	10	\$9,000	
	Compact Fluorescent Light, Extent : N	Aoderate, Ar	ea Affected : 100	%		
	Location : Hallways					
Fluorescent	96%	2025	\$7,849,600	10	\$432,300	
	T-8 Lamps And Fixtures, Extent: Mod		Affected : 100%			
	Location: Throughout The Building					
HID	2%	2030	* *	10	\$300	
Egress Lighting						
Emergency, Service	15%	2020	\$36,700	1		
Emergency, Service	30%	2030	* *	1		
Emergency, Battery	5%	2025	\$33,500	10	\$5,900	
Exit, LED	50%	2053	* *	1		
Exterior Lighting						
HID	100%	2025	\$1,878,400	10	\$1,500	
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$451,400	1	\$55,000	
	Other Observation, Extent : Moderate	, Area Affect	ed : 100%			
	Location: Hallways And Outside					
	Explanation : C C T V Surveillance	Cameras				
Fire/Smoke Detection	1000/	2020	.aa.	1.0	#202 600	
Generic, Digital	100%	2030	**	1-3	\$302,600	
	Other Observation, Extent : Moderate		ed : 100%			
	Location: Throughout The Building					
	Explanation: Strobe Lights, Manua	l Pull Station	s, Smoke Detecto	ors, Aları	n Bells And Horns	

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

Heating

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

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

Asset #: 2048

System Component Type		Priority
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 100% 2034 ** 5 Steam Other Observation, Extent: Light, Area Affected: 40% Location: Sub-basement Explanation: 2 Heat Exchangers Distribution Hot Wtr Piping/Pump 40% 0-2 \$58,100 2033 ** 4 Corroded, Extent: Severe, Area Affected: 15%	\$9,700	
Pres. Reducing Valve/LP 100% 2034 ** 5 Steam Other Observation, Extent: Light, Area Affected: 40% Location: Sub-basement Explanation: 2 Heat Exchangers Distribution Hot Wtr Piping/Pump 40% 0-2 \$58,100 2033 ** 4 Corroded, Extent: Severe, Area Affected: 15%	\$9,700	
Distribution Hot Wtr Piping/Pump 40% 0-2 \$58,100 2033 ** 4 ** 4 ** 4 ** 4		
Location . Dasemen	\$14.500	
Central Plant Steam 60% Now \$94,600 2035 ** 4 Piping/Pmp Malfunctioning, Extent: Moderate, Area Affected: 100% Location: Condensate Return Pump	\$14,300	
Terminal Devices 2025 \$4,585,600 1 Air Handler 70% 2030 * * 1 Convector/Radiator 30% 2030 * * 1	\$212,500 \$47,600	
Air Conditioning Energy Source Electricity 100% 2041 ** 1 Conversion Equipment Centrifugal, Elec Chiller 95% 2028 \$5,008,600 1	\$504,800	
R-134a Refrigerant, Extent: Light, Area Affected: 95% Location: 3 Units, Sub-basement Split Unit 5% 2025 \$497,200 R-22 Refrigerant, Extent: Light, Area Affected: 5% Location: Roof		
Distribution CW & CHW Wtr 95% 2035 ** 4 Pipe/Pump No Component 5%	\$34,500	
Terminal Devices Air Handler/Cool/Ht 95% 2025 \$4,963,600 1 Fan Coil - 2 Pipe 5% 2025 \$443,200 1	\$288,400 \$7,900	
Heat Rejection Air Cooled Condenser 5% 2025 \$47,000 2 Unit	\$17,100	
Water Cooling Tower 95% 2026 \$1,679,500 2 Ventilation Distribution Ductwork/Diffusers 100% LIFE * * 2-5	\$469,400 5 \$273,800	

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

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

Asset #: 2048

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2025	\$1,657,400	2	\$15,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2045	* *	1		
HW Heat Exchanger						
Steam Fired		7,100 2035	* *	4	\$48,600	
	Corroded, Extent: Moderate, Ar	rea Affected : 109	%			
	Location: Coil Connections					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2025	\$71,000	4	\$10,400	
Sewage Ejector(s)						
Electric	100%	2025	\$134,200	4	\$19,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	90%	LIFE	* *			
	Other Observation, Extent : Light	ht, Area Affected	: 90%			
	Location: (7) B-11 (1) 1-11	(1) 1-7				
	Explanation: 9 Units					
Hydraulic	10%	LIFE	* *			
Try draune	Other Observation, Extent : Ligi		: 10%			
	Location: 1-2	ii, mea myeetea	. 1070			
	Explanation: 1 Unit					
Fire Suppression	Expression . 1 Om					
Standpipe Standpipe						
Generic	100%	2045	* *	1-5	\$247,600	
Sprinkler	10070	2013		1.0	Ψ217,000	
Generic	100%	2045	* *	1-2	\$137,500	
Fire Pump	10070	2073		1-2	Ψ157,500	
Generic	100%	2028	\$299,900	1	\$91,700	
Generic	10070	2028	\$499,900	1	\$91,700	

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$5,198,400	\$2,122,200
Interior Architecture	\$981,000	\$4,188,900
Electrical	\$665,000	\$1,335,800
Mechanical	\$17,285,300	\$5,655,000
Total	\$24,129,800	\$13,301,900
Importance Code A	\$5,198,400	\$2,122,200
Importance Code B	\$18,541,000	\$10,641,500
Importance Code C	\$390,300	\$538,200
Total	\$24,129,800	\$13,301,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,900		\$700	
Interior Architecture	\$1,886,800	\$50,600		\$64,600
Electrical	\$64,300	\$50,100	\$53,400	\$53,400
Mechanical	\$157,500	\$242,300	\$176,300	\$193,200
Elevators/Escalators	\$82,900	\$82,900	\$82,900	\$82,900
Total	\$2,208,400	\$425,800	\$313,400	\$394,100
Importance Code A	\$33,900		\$2,000	
Importance Code B	\$2,174,400	\$425,800	\$311,400	\$394,100
Total	\$2,208,400	\$425,800	\$313,400	\$394,100



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

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

Asset #: 2051

Architecture	Current Rep	oair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior								
Exterior Walls	•• (de de	_	0.10= 0.00		
Cast Stone/Terra Cotta	2%	Φ40 7 (00	LIFE	* *	5	\$127,300		
Masonry: Brick	30% Now Jnt Mortar Miss/Erod, E Location: Interior Cot Recent Repair Evident, I	urtyard Extent : Light, Ai			5	\$244,400		
	Location : Foundation	Wall						
Masonry: Granite	65% 4+ Jnt Mortar Miss/Erod, E Location: Upper Floo Staining/Discoloring, Ex Location: Pediment, C	rs, Pediment xtent : Moderate,	Area Afj	-	5	\$397,200		
Metal Panel	3%		2036	* *	5-10	\$168,000		
W' 1	Other Observation, Exte Location : Intermittent Explanation : Lead Pa	t Panels Between			8			
Windows Bronze/Brass	25% 4+	\$442,700	2034	* *	5	¢1.42.400		
DIOIIZE/DIASS	Deteriorated Finish, Ext Location: Main Entra	tent : Light, Area			3	\$143,400		
Metal Louvers	5%		2035	* *	10	\$57,400		
Steel	70% 4+ Corrosion/Rusting, Externation: Throughout Water Penetration, Externation : 5th Floor C	nt : Moderate, A			5	\$803,000		
Parapets								
Masonry: Brick	35% Now Efflorescence, Extent: M Location: North Side Loose/Delam Surface, E Location: Throughout Spalling, Extent: Moder Location: Throughout	Of Lower Parapo Extent : Moderate rate, Area Affecte	ets 2, Area Aj	ffected : 10%	5	\$6,600		
Masonry: Granite	53% Now Caulking Deteriorated, I Location: Coping Water Penetration, Exter Location: Coping				5	\$12,600		
Metal Panel	2%		2046	* *	5	\$1,500		
Metal Rail	5%		2039	* *	5-10	\$17,100		
Marble Panels	5%		LIFE	* *	5	\$1,000		

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

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

Asset #: 2051

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior Roof									
Cast in Place Concrete	Water Pen		\$6,500 xtent : Moderate, A out Areaways	LIFE rea Affec	* * cted : 30%				
Copper/Terne	30%	Now	\$48,200	2041	* *				
copper reme	Water Pen		xtent : Light, Area		: 5%				
Copper/Terne	5%			2054	* *	10	\$21,300		
Modified Bitumen	Blisters, E	Now extent : Mod : Through	\$494,000 derate, Area Affecte out	2036 ed : 30%	* *			1	
	Location	: Through	derate, Area Affect out xtent : Severe, Area						
	Location	: 6th Floo	r- Rooms 615, 624,	626, 629	9, 5th Floor Librar	у			
	Location	: 6th Floor	Extent : Moderate, A r Roof r Penetration At Br			t Walls			
Skylight, Metal/Glass		Now	\$640,600	2036	**	i wans			
Skylight, Metal/Glass	Deformed		xtent : Moderate, A		ted : 10%				
	-		ent : Moderate, Are out 6th Floor	a Affecte	d : 50%				
	Water Pen	_	xtent : Moderate, A	rea Affec	eted : 50%				
Sloped Glazing	Corrosion	_	\$1,103,200 extent : Moderate, A oports For Glazing	LIFE Area Affe	* * cted : 15%	5	\$227,400		
			xtent : Severe, Area ove Portico	ı Affectea	! : 15%				
nterior Floors									
Carpet	15%			2019	\$1,822,200	3	\$258,300		
Cast in Place Concrete	10%			LIFE	* *	5	\$188,300		
	_	pair Evider : Basemen	nt, Extent : Light, A et	rea Affec	ted : 40%				
Ceramic Tile	3%			2035	* *	5	\$25,800		
Cork Tile	10%			2036	* *	5	\$75,300		
Marble Panels	13%	4	ø122 ooo	LIFE	* *	5	\$83,900		
Terrazzo	_	4+ Crumbling, : Basemen	\$123,900 Extent : Moderate	LIFE , Area A <u>f</u>	* * fected : 15%	5	\$94,200		
17' 1 T'1		. Dusemen		2026	#2 922 200		¢112.000		
Vinyl Tile	35%			2026	\$2,832,200	3	\$113,000		

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Architecture	Current	Repair	Future Replacement Maintenance				
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Interior Walls							
Cast in Place Concrete	5%		LIFE	* *			
	Recent Repair Evid			eted : 40%			
		ent And Sub-baseme					
Masonry: Brick	5%		LIFE	* *			
	Recent Repair Evid	_		eted : 40%			
	Location : Baseme	ent And Sub-baseme	nt				
Marble Panels	10%		LIFE	* *			
Plaster	65% Now	\$390,300	LIFE	* *	5	\$132,000	
	Loose/Delam Surfac						
		ors, Stairs, Various (
	Water Penetration,						
	Location : Corrido	ors, Stairs, Various (Offices Ar	nd Lobbies			
Wood	15%		LIFE	* *	5	\$406,200	
Ceilings							
Exposed Concrete	10%		LIFE	* *	5	\$13,500	
	Recent Repair Evident, Extent : Light, Area Affected : 30%						
	Location : Baseme	ent And Sub-baseme	nt				
Masonry: Infill Arch	3%		LIFE	* *			
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Main E	Intrance					
	Explanation: Und	lerside Of Portico					
Masonry: Marble	10%		LIFE	* *	1		
Plaster	15% Now	\$42,000	LIFE	* *	5	\$80,700	
	Water Penetration,	Extent : Moderate, A	Area Affe	cted : 5%			
	Location: Rotund	a Mural - At Coloni	alism				
Plaster	62% Now	\$387,200	LIFE	* *	5	\$333,600	
	Cracking/Crumblin		e, Area Aj	fected : 5%			
	Location : Corride	ors Throughout	-				
	Water Penetration,	Extent : Light, Area	Affected	: 15%			
		ors, Waiting Areas, 1			ns 615, 6	24, 626, 629, 5th	
	Floor Library	-					

Electrical	Current Repair	Future	Replacement	Ma	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70%	2036	* *	5	\$1,700		
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: Rated @ 4000 Amperes						
Fused Disc Sw	30%	2046	* *	5	\$700		
	Other Observation, Extent: Moderate, A	Area Affec	ted : 100%				
	Location: Electrical Room						
	Explanation: Rated @ 4000 Amperes						

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

Estimates are rounded to the nearest hundred dollars.

 $\label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2051

Electrical	Current F	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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	\$148,700	5	\$3,800	
Wiring Braided Cloth	10% 2-4 Insulation Aged, Exte	\$99,700 nt : Moderate, Area	2051 a Affecte	* * d : 100%	1		
	Location : Some Are		55				
Thermoplastic	90%		2046	* *	1		
Motor Controllers	7070		2010		-		
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	\$8,500	
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%			
	Location: Basemen	t					
	Explanation: Main	Water Pipe					
Stand-by Power							
Transfer Switches							
Automatic	100%		2039	* *	1	\$177,000	
Generators							
Diesel	100%		2035	* *	1	\$222,800	
	Other Observation, E.		rea Affe	cted : 100%			
	Location : Generate		00.77				
D 1	Explanation : Onan	Genset Rated @ 60	00 Kw				
Batteries Nickel Cadmium	100%		2019	\$1,700	5	\$128,200	
Fuel Storage Main Tank	100%		2054	* *	5	\$16,900	
	Other Observation, E. Location : Basemen	t	rea Affe	cted : 100%			
	Explanation: 500 G	Gallons					

Lighting

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Lighting						
Interior Lighting						
Fluorescent	95%	2031	* *	10	\$501,200	
	Other Observation, Extent:	Moderate, Area Affec	cted : 100%			
	Location : Throughout Th	e Building				
	Explanation: T-8 And Co.	mpact Lamps				
Incandescent	5%	2026	\$522,700	2	\$600	
Egress Lighting						
Exit, LED	100%	2066	* *	1		
Exterior Lighting						
HID	25%	2026	\$600,300	10	\$400	
No Component	75%					
Alarm						
Fire/Smoke Detection						
No Component	75%					
Generic, Digital	25%	2034	* *	1-3	\$91,300	

Mechanical		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Utility Steam	100%			2036	* *	1		
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Sub-basen	nent					
	Explanat	ion : Steam I	From Con Ed					
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2029	* *	5	\$34,200	
	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 100%			
	Location	: Basement	_					
	Explanat	ion : 2 Heat	ing Exchangers I	For Hot V	Vater Heating Devi	ices		
Distribution								
Central Plant Steam Piping/Pmp	100%	Now	\$1,008,000	2036	* *	4	\$28,400	
1 6 1	Corroded,	Extent : Mod	derate, Area Affe	cted : 209	%			
	Location	: Piping And	d Vacuum Conde	nsate Pur	nps, Basement			
	Leak Evide	ent, Extent :	Moderate, Area A	Affected :	2%			
	Location	: Connectio	n Seal, Sub-base	nent Sted	ım Room			
Terminal Devices								
Air Handler	60%			2021	\$5,024,800	1	\$213,400	
Convector/Radiator	30%			2024	\$956,500	1	\$55,700	
No Component	10%							
-	Other Obse	ervation, Ex	tent : Light, Area	Affected	: 0%			
	Location	: Mechanica	al Rooms - Penth	ouse				
	Explanat	ion : Covere	d Under AC Sect	ion				

Air Conditioning

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

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

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

Asset #: 2051

Mechanical	Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source	1000/		•••	de de			
Electricity	100%		2034	* *	1		
Conversion Equipment	700/		2022	Φ4. 7 10.000		0.427 ,000	
Centrifugal, Elec Chille		Entant Light Ange	2022	\$4,718,000	1	\$435,800	
	Location : Baseme	Extent : Light, Area	Affectea .	: 70%			
E-4' Di II'4	Explanation: Ref	rigerani K-11	2026	¢241 100		¢1 000	
Exterior Pkg Unit - Cooling	5%		2026	\$241,100	2	\$1,800	
, and the second	R-22 Refrigerant, E Location : Roof	Extent : Light, Area A	Affected : 5	5%			
Window/Wall Unit	10%		2021	\$124,100	1		
No Component	15%			•			
Distribution							
CW & CHW Wtr	70%		2036	* *	4	\$29,800	
Pipe/Pump							
No Component	30%						
Terminal Devices							
Air Handler/Cool/Ht	70%		2021	\$3,974,300	1	\$249,000	
No Component	30%						
Heat Rejection	7 00/		2024	#1.244.000	2	0.40.7.200	
Water Cooling Tower	70%		2024	\$1,344,800	2	\$405,200	
No Component	30%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$320,800	
Exhaust Fans	10070		LIIT		2-3	\$320,800	
Interior	85%		2021	\$1,801,000	2	\$15,000	
Roof	15%		2021	\$148,300	2	\$2,600	
Plumbing	1370		2021	Ψ1 10,500		Ψ2,000	
H/C Water Piping							
Brass/Copper	90%		2036	* *	1		
Galvanized Steel	10% Now	\$26,100	2024	\$261,300	1		
	Corroded, Extent :	Moderate, Area Affe	cted : 10%				
	Location : Baseme	ent And Sub-baseme	nt				
HW Heat Exchanger							
Steam Fired	100%		2036	* *	4	\$85,300	
Sanitary Piping							·
Cast Iron	100% Now Blockage /Clogged, Location: Baseme	\$87,200 Extent : Moderate,	LIFE Area Affe	* * cted : 5%	1		
C4 D: D'	Locuiton . Duseme	cru					
Storm Drain Piping Cast Iron	100% Now	\$62,100	LIFE	* *	1		
Cast from	Cracked, Extent: M	Ioderate, Area Affec			1		
		sement Light, Area Affected ent And Sub-baseme					
	Locanon . Dasem	on man sub-baseme					

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MANHATTAN SUPREME COURT

Asset #: 2051

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2021	\$90,800	4	\$12,200	
Sewage Ejector(s)						
Electric	100%	2021	\$171,500	4	\$22,900	
Backflow Preventer						
Generic	100%	2026	\$151,300	1	\$35,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent : Li		: 100%			
	Location: (10) B, 1-4, (1)	B-7 (1) $M-6$				
	Explanation: 12 Units					
Fire Suppression						
Standpipe						
Generic	100%	2026	\$2,482,100	1-5	\$290,000	
Sprinkler						
No Component	90%					
Generic	10%	2036	* *	1-2	\$16,100	

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Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE

Address : 851 GRAND CONCOURSE @E. 161 STREET

Borough : BRONX Agency's Number : N/A

Area Sq Ft : 555,600 Project Type : REAL PROPERTY

Date of Survey : 24-Jun-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,s,p

Block : 2468 Lot : 1 BIN : 2002869

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$10,637,400	\$1,881,700
Interior Architecture	\$2,587,300	\$4,898,600
Electrical	\$857,300	\$2,542,800
Mechanical	\$2,791,800	\$9,690,600
Total	\$16,873,800	\$19,013,700
Importance Code A	\$10,711,900	\$1,881,700
Importance Code B	\$4,441,900	\$16,107,200
Importance Code C	\$1,720,000	\$1,024,800
Total	\$16,873,800	\$19,013,700

Total	\$438,600	\$377,600	\$463,700	\$512,700
Importance Code B	\$438,600	\$322,600	\$408,700	\$405,600
Importance Code A		\$55,000	\$55,000	\$107,000
Total	\$438,600	\$377,600	\$463,700	\$512,700
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Mechanical	\$167,700	\$123,100	\$237,400	\$133,500
Electrical	\$72,500	\$50,900	\$48,700	\$76,900
Interior Architecture	\$20,800	\$26,000		\$72,700
Exterior Architecture				\$52,000
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 2057

rchitecture	Current R	epair	Futur	e Replacement	М	aintenance	
vstem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior							
Exterior Walls							
Copper/Terne	3%		2047	* *	10	\$51,300	
Masonry: Brick	30% Now	\$1,459,300	LIFE	* *	5	\$218,800	
	Vertical Cracks, Exten Location : Througho		ı Affected	d : 5%			
Masonry: Granite	10% Now	\$2,860,200	LIFE	* *	5	\$54,700	
	Cracking/Crumbling,		, Area A <u>f</u>	fected : 40%			
	Location: Througho						
	Jnt Mortar Miss/Erod, Location : Througho		e, Area A	Affected : 20%			
Masonry: Limestone	55% Now	\$4,844,100	LIFE	* *	5	\$300,800	
	Cracking/Crumbling,	Extent : Moderate	, Area Aj	fected : 20%			
	Location : Througho	ut					
Metal Coiling Doors	2%		2032	* *	5	\$45,600	
Windows						•	
Aluminum	45%		2043	* *	5	\$45,500	
Bronze/Brass	50%		2043	* *	5	\$316,200	
Steel	5% Now	\$292,200	2052	* *	5	\$31,600	
	Corrosion/Rusting, Ex	tent : Moderate, A	rea Affe	cted : 15%			
	Location : Chiller Re	oom					
	Deteriorated Finish, E		Area Aff	ected : 50%			
	Location : Chiller Re			cc . 1 500/			
	Thermally Inefficient, Location : Chiller Ro		, Area Aj	gectea : 30%			
Parapets	Location : Chiller Re	<i>50111</i>					
Masonry: Brick	40% Now	\$701,800	LIFE	* *	5	\$36,700	
wasomy. Brick	Parge/Tar Separating,	. ,		ffected : 40%	J	Ψ50,700	
	Location : Interior F		.,	35			
	Spalling, Extent : Mod		ed : 20%	,)			
	Location : Interior F						
Masonry: Granite	10%		LIFE	* *	5	\$11,500	
Masonry: Limestone	45%		LIFE	* *	5	\$51,900	
Metal Panel	5%		2047	* *	5	\$17,700	

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

Asset #: 2057

Architecture		Current I	Repair	Future	Future Replacement Mainte		aintenance	enance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Roof										
Asphalt Shingle IRMA/Protected	5% 10%			2036 2032	* *	10 10	\$1,700 \$20,300			
Membrane	Other Ob	sarvation E	Extent : Moderate, 1	Araa Affaa	etad : 100%					
		n : East Side		тей Аујес	nea . 10070					
			Is A Green Roof De	signed To	Absorb Runoff					
Modified Bitumen		Now	\$85,100	2027	\$851,400					
Wodiffed Bitalifeii	Drains In		, Extent : Moderat							
	Water Per	netration, E.	xtent : Moderate, A	rea Affec	ted : 10%					
	Location	n : Through	out							
Plaza Roof: Stone Panel	s 20%	Now	\$394,700	2037	* *					
	Water Per	netration, E.	xtent : Moderate, A	rea Affec	ted : 30%					
	Location	n : Over Ch	iller Room							
			Extent : Moderate, A	Area Affed	eted : 25%					
		n : Over Ch								
	Explana	tion : Draii	ns Inad/misposin							
nterior										
Floors	5%			2026	¢505 000	2	¢(2.200			
Carpet Cast in Place Concrete	5%			LIFE	\$585,900 * *	3 5	\$62,300 \$90,800			
Marble Panels	15%			LIFE	* *	5	\$93,400			
Terrazzo	25%			LIFE	* *	5	\$162,200			
Vinyl Tile		Now	\$156,100	2027	\$3,122,400	3	\$102,200			
vinyi The	Cracking/		Extent : Light, Are			3	Ψ12 1,000			
Vinyl Tile	5%			2035	* *	3	\$15,600			
Vinyl Tile 9" X 9"	5%	Now	\$505,600	2037	* *	3	\$15,600			
·	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Afj	fected : 100%					
Interior Walls		<u> </u>								
Cast in Place Concrete	Cracking/	Now Crumbling, n : Through	\$1,720,000 Extent : Moderate out	LIFE , Area Afj	* * fected : 20%					
	Water Per	_	xtent : Moderate, A	Area Affec	ted : 10%					
Gypsum Board	20%			LIFE	* *	5	\$196,800			
Masonry: Brick	5%			LIFE	* *		,			
Metal Panel	5%			LIFE	* *					
Marble Panels	20%			LIFE	* *					
Plaster	35%			LIFE	* *	5	\$172,200			
Wood	10%	ı		LIFE	* *	5	\$655,900			

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

Asset #: 2057

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2032	* *	5	\$51,900	
AcousTileSusp.Lay-In	35%			2032	* *	5	\$290,700	
AcousTileSusp.Lay-In	5%			2044	* *	5	\$41,500	
Exposed Concrete	5%			LIFE	* *	5	\$6,500	
Plaster	5%	Now	\$60,200	LIFE	* *	5	\$26,000	
	Cracking/0	Crumbling,	Extent : Moderate	Area Aj	fected : 5%			
	Location	: Through	out					
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location	: Through	out					
Plaster	45%			LIFE	* *	5	\$233,600	

ectrical	Current Repair	Future I	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Air Circuit Breaker	100%	2053	* *	5	\$2,900	
	Other Observation, Extent : Moder Location : Electrical Room	ate, Area Affecte	ed : 100%			
	Explanation : Three 4000 Amper Disconnect Switch	es Main Service (& Nine 2000 Am	peres Su	b-service	
Transformers				·		
Dry Type	60%	2044	* *	5	\$1,200	
	Other Observation, Extent: Moder Location: Electrical Room Explanation: Three 200 Kva 480					
Dry Type	40%	2025	\$7,000	5	\$800	
	Other Observation, Extent: Moder Location: Mechanical Room - Po Explanation: Two 63 Kva 480/27	enthouse	ed : 100%			
Switchgear / Switchboard						
Air Circuit Breaker	10%	2027	\$54,000	5	\$300	
Air Circuit Breaker	70%	2053	* *	5	\$2,000	
Fused Disc Sw	10%	2027	\$54,000	5	\$200	
Molded Case Bkrs	10%	2027	\$54,000	5	\$1,500	
Raceway						
Conduit	80%	2027	\$517,500	1		
Conduit	20%	2053	* *	1		
Panelboards						
Fused Disc Sw	8%	2026	\$47,600	5	\$1,000	
Fused Disc Sw	2%	2049	* *	5	\$300	
Molded Case Bkrs	60%	2026	\$356,900	5	\$8,800	
Molded Case Bkrs	30%	2049	* *	5	\$4,400	

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

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

Asset #: 2057

Electrical	Current Repair	Future Replacement	Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Wiring	400/ 2.4 #200.600	2052 **	1				
Braided Cloth	40% 2-4 \$398,600 Insulation Aged, Extent : Moderate, Ar	2032	1				
	Location : Throughout	ей Ајјесіва : 100%					
Thermoplastic	30%	2027 \$299,000	1				
Thermoplastic	30%	2053 **	1				
Motor Controllers							
Locally Mounted	65%	2025	5	\$2,400			
Locally Mounted	20%	2040 **	5	\$700			
Variable Frequency Drive	15%	2044 **					
Ground							
Grounding Devices							
Generic	50%	LIFE **	5	\$4,100			
Generic	50%	LIFE **	5	\$4,100			
Stand-by Power				+ -,			
Transfer Switches							
Automatic	100%	2044 **	1	\$170,900			
Generators							
Diesel	100%	2040 **	1	\$215,200			
Batteries							
Lead/Acid	100%	2022 \$1,700	5	\$20,600			
Fuel Storage	500/	2040 **	~	0.7.17.0.0			
Day Tank	50%	2049	5	\$51,500			
	Other Observation, Extent : Moderate, Location : Generator Room - Roof	Area Affectea : 100%					
	Explanation: One 275 Gallons						
Main Tank	50%	2055 **	5	\$8,200			
Maiii Talik			3	\$6,200			
	Location: Basement	Other Observation, Extent : Moderate, Area Affected : 100%					
	Explanation: One 20000 Gallons						
Lighting	7						
Interior Lighting							
Fluorescent	85%	2032 **	10	\$433,100			
	Other Observation, Extent : Moderate,	Area Affected : 100%					
	Location: Throughout The Building						
	Explanation: T-8 Lamps						
Fluorescent	5%	2032 **	10	\$25,500			
	Other Observation, Extent : Moderate,	Area Affected : 100%					
	Location: Ground Floor, Hallways						
	Explanation: Compact Fluorescent L						
LED	10%	2037 **					
Egress Lighting	100/	• • • •	_				
Emergency, Service	40%	2035 **	1	#			
Emergency, Battery	15%	2032 **	10	\$20,100			
Exit, LED	35%	2055 **	1				
Exit, Service	10%	2032 **	1				

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

Asset #: 2057

Electrical	Current Rep	Current Repair Future Replaceme		t Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	50%	2027	\$1,159,700	10	\$900	
HID	50%	2035	* *	10	\$900	
Alarm						
Security System						
No Component	90%					
Generic	10%	2032	* *	1	\$20,800	
	Other Observation, Exter	t : Moderate, Area Affe	cted : 100%			
	Location: Ground Floo	or And Outside				
	Explanation: CCTV Su	rveillance Camera Syst	em			
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2032	* *	1-3	\$34,200	

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Fuel Oil No 2	100%		2047	* *	5	\$172,100	
	Other Observation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location: Basemen	t					
	Explanation: 2 Oil	Tank Each 20,000	Gallons				
Conversion Equipment							
Steam Boiler	100% Now	\$74,500	2032	* *	1	\$495,200	
	Leak Evident, Extent	: Severe, Area Affe	cted : 30	%			
	Location: #3 Boiler	r Tubes					
	Other Observation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location : Basemen	t Boiler Room					
	Explanation: 3 Uni	ts					
Distribution							
Central Plant Steam	100%		2037	* *	4	\$27,400	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	95%		2025	\$2,925,600	1	\$170,500	
Unit Heater - Steam	5%		2027	\$102,800	4	\$3,800	
Air Conditioning							
Energy Source							
Electricity	100%		2035	* *	1		

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

Asset #: 2057

Mechanical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Centrifugal, Elec Chille	R-22 Refr	igerant, Ex	tent : Light, Area Ą Floor AC Room	2030 ffected :	**	1	\$300,600	
Interior Pkg Unit -	5%	1		2021	\$1,075,400	2	\$1,700	
Cooling Window/Wall Unit No Component	5% 40%			2022	\$59,900	1		
Distribution CW & CHW Wtr Pipe/Pump	50%	Now	\$210,500	2057	* *	4	\$13,700	
1 1	Location Leak Evid	n : Through	: Severe, Area Affe		%			
No Component	50%	,						
Terminal Devices Fan Coil - 2 Pipe	Other Obs Location	n : Various	\$65,700 Extent : Moderate, A Locations Of Condensate Dr			1	\$80,700	
No Component	50%		Of Condensate Di	ip i un C	ioggea, Causing W	raier Lea	<i></i>	
Heat Rejection	2070							
Water Cooling Tower	Damaged,		\$65,500 evere, Area Affected he Unit On Roof	2021 d: 25%	\$654,900	2	\$223,700	
No Component	50%							
Ventilation Distribution Ductwork/Diffusers	Leak Evid		\$106,000 : Light, Area Affec s, Throughout	LIFE ted: 15%	* *	2-5	\$309,800	
Exhaust Fans								
Interior Roof		1	Extent : Light, Area On Roof	2027 2035 Affected	\$1,227,900 * *	2 2	\$10,200 \$4,300	
No Component	15%							
Plumbing								
H/C Water Piping					-			
Brass/Copper Galvanized Steel	Corroded,	Now Extent : Se	\$35,300 evere, Area Affected ain Valve, Basemer		* * \$1,766,900	1		
Water Heater			*					

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

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

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

Asset #: 2057

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (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% Now	\$24,000	LIFE	* *	1		
	Blockage /Clogged, Ex	tent : Severe, Are	a Affecte	d : 5%			
	Location: Ceiling O	f Refrigeration Ro	om, Gro	und Floor			
Sump Pump(s)							
Non-Submersible	100%		2027	\$87,700	4	\$17,600	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Geared Traction	100%		LIFE	* *			
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : (8) B-9, (11) 1-8, (1) 1, 4M	!, 6M				
	Explanation: 20 Uni	its					
Fire Suppression							
Standpipe							
Generic	100%		2037	* *	1-5	\$290,500	

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : MIDTOWN COMMUNITY COURT Address : 314 W. 54 STREET @EIGHTH AVE.

Borough : MANHATTAN Agency's Number : N/A

Area Sq Ft : 36,000 Project Type : REAL PROPERTY

Date of Survey : 30-Jun-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,6

Block : 1044 Lot : 22 BIN : 1025397

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$54,200	\$113,900
Interior Architecture		\$46,100
Electrical	\$13,100	
Total	\$67,300	\$160,000
Importance Code A	\$54,200	\$113,900
Importance Code B	\$13,100	\$46,100
Total	\$67,300	\$160,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,200		\$7,300	\$2,900
Interior Architecture	\$50,200	\$4,800	\$600	\$1,500
Electrical	\$900	\$400	\$400	\$1,100
Mechanical	\$17,500	\$8,000	\$13,800	\$7,300
Elevators/Escalators	\$5,900	\$5,900	\$5,900	\$5,900
Total	\$76,800	\$19,100	\$28,000	\$18,700
Importance Code A	\$4,000	\$1,800	\$9,100	\$4,700
Importance Code B	\$43,700	\$17,300	\$18,900	\$14,000
Importance Code C	\$29,100			
Total	\$76,800	\$19,100	\$28,000	\$18,700



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

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

Asset #: 13880

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
xterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$46,300	
Masonry: Brick	50%			LIFE	* *	5	\$19,700	
Masonry: Granite	10%			LIFE	* *	5	\$3,000	
Metal Panel	5%			2053	* *	5-10	\$13,600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$6,400	
Stucco Cement	5%			2032	* *	5	\$4,900	
Window Wall	10%	ı		2053	* *	5	\$14,800	
Windows								
Aluminum	45%			2049	* *	5	\$2,100	
Bronze/Brass	30%		\$54,200	2035	* *	5	\$4,400	
	Location Other Obs	n : Through servation, E	Extent : Moderate, A					
	Location	n : Through	out - Front Facade					
	Explana	tion : Paint	ed					
Steel	25%	ı		2026	\$67,600	5	\$14,600	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Stairs/ L	ot Line Windows					
	Explana	tion : Slate	d For Full Repair (Or Repla	cement Within Cou	irse Of C	onstruction	
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$600	
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$1,900	
Copper/Terne	10%			2062	* *	5	\$800	
Masonry: Brick	30%			LIFE	* *	5	\$500	
Masonry: Brick	25%			LIFE	* *	5	\$400	
	Other Obs	servation, E	Extent : Light, Area	Affected	: 20%			
	Location	n : North Ar	ıd East Walls					
	Explana	tion : Stucc	o Finish					
Metal Rail	10%	ı		2044	* *	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	* *	5	\$500	
Roof								
Cast in Place Concrete	10%	ı		LIFE	* *			
Copper/Terne	10%	ı		2055	* *	10	\$2,300	
Modified Bitumen	70%	ı		2035	* *	10	\$6,400	
Skylight, Metal/Glass	10%	ı		2037	* *	10	\$3,000	

Interior

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

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

Asset #: 13880

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	15%			2023	\$41,500	3	\$4,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,100	
Ceramic Tile	5%			2030	* *	5	\$1,000	
Marble Panels		Now	\$19,600	LIFE	* *	5	\$700	
		-	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location:							
			Extent : Moderate	, Area Aj	fected : 20%			
	Location :	Main Sta	ur					
Quarry Tile	10%			2032	* *	5	\$2,900	
Vinyl Tile	25%			2027	\$46,100	3	\$1,800	
Vinyl Tile	15%			2035	* *	3	\$1,100	
Under Construction	20%							
Interior Walls	100/		*** ***	• • • •		_	44.000	
Ceramic Tile	10%	0-2	\$22,600	2030	**	5	\$1,800	
	Cracking/Ci Location :	_	Extent : Moderate ir	, Area Aj	fected : 20%			
Concrete Masonry Unit	5%			LIFE	* *	5	\$700	
Gypsum Board	20%			LIFE	* *	5	\$4,400	
Masonry: Brick	10%			LIFE	* *			
Plaster	10%	Now	\$6,600	LIFE	* *	5	\$1,100	
	Cracking/Ci	rumbling,	Extent: Severe, A.	rea Affec	ted : 25%			
	Location:	Main Sta	ir					
			xtent : Moderate, A	rea Affe	cted : 20%			
	Location:	Main Sta	ir					
Plaster	25%			LIFE	* *	5	\$2,800	
Under Construction	20%							
Ceilings								
AcousTileSusp.Lay-In	25%			2040	* *	5	\$4,900	
AcousTileSusp.Lay-In	15%			2044	* *	5	\$2,900	
Glass: Susp Panels	2%			LIFE	* *			
	Other Obser Location :		xtent : Light, Area in Stair	Affected	: 100%			
	Explanatio	on : Deco	rative Infill Panels	At Skylig	ght			
Masonry: Vault Struct	10%			LIFE	* *			
Plaster	28%			LIFE	* *	5	\$3,400	
Under Construction	20%						. ,	

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

Under 600 Volts

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

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

Asset #: 13880

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2053	* *	5	\$200	
	Other Observation, Extent : Light, Ar	rea Affected : 1	00%			
	Location : Electrical Room					
	Explanation : Main Service Discon	nect Switch Ra	ted @ 2000 Am	peres.		
Switchgear / Switchboard Molded Case Bkrs	100%	2053	* *	5	\$900	
Raceway						
Conduit	100%	2053	* *	1		
Panelboards						
Fused Disc Sw	2%	2049	* *	5		
Molded Case Bkrs	98%	2049	* *	5	\$900	
Wiring Thermoplastic	100%	2053	* *	1		
Motor Controllers						
Locally Mounted	20%	2044	* *	5		
Variable Frequency Drive	80%	2044	* *			
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
Lighting						
Interior Lighting						
Fluorescent	96%	2035	* *	10	\$31,700	
	T-8 Lamps And Fixtures, Extent: Lig Location: Throughout The Building		ed : 100%			
Fluorescent	2%	2035	* *	10	\$700	
1100100000	Compact Fluorescent Light, Extent : Location : Hallways		fected : 100%	10	Ψ, σσ	
Fluorescent	2%	2022	\$13,100	10	\$700	
	T-12 Lamps And Fixtures, Extent: M Location: Theatre	oderate, Area A	Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2035	* *	10	\$4,300	
Exit, Service	50%	2035	* *	1	¥ .,200	
Exterior Lighting				•		
Fluorescent	5%	2035	* *	10	\$200	
	Compact Fluorescent Light, Extent : Location : Front		fected : 100%	-	70	
HID	10%	2035	* *	10		
No Component	85%	2033		10		
Alarm	03/0					

Alarm

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

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

Asset #: 13880

Electrical	Current Repair Future Replacement		M			
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2035	* *	1	\$4,000	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Courtyard, 1st,	5th And 6th Floors				
	Explanation: CCTV Surve	eillance System				
Fire/Smoke Detection						
Under Construction	100%					

echanical	Current Repair	Future	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Furnace	15%	2035	* *	1	\$2,700	
	Recent Installation, Extent : Light Location : Roof	, Area Affected	: 15%			
	Other Observation, Extent : Light	Area Affected	: 15%			
	Location : Roof	,				
	Explanation: 2 Roof Top Packa	oe Units				
Hot Water Boiler	85%	2044	* *	1	\$15,100	
Hot water Boller	Recent Installation, Extent : Light			1	\$13,100	
	Location: Boiler Room	, Агеи Ајјестеи	. 6570			
	Other Observation, Extent : Light	Area Affected	. 950/			
	Location: Basement Boiler Roo		. 0370			
	Explanation: 2 New Units	m				
Distribution	Explanation . 2 IVEW Onlis					
Hot Wtr Piping/Pump	85%	2049	* *	4	\$1,500	
No Component	15%	2019		·	Ψ1,500	
Terminal Devices	1370					
Convector/Radiator	10%	2044	* *	1	\$1,200	
	Recent Replace Evident, Extent : 1		cted : 10%	•	\$1, 2 00	
	Location: Various	33.				
Fan Coil Unit/Heat	70%	2035	* *	1	\$8,100	
ran con omorieat	Recent Installation, Extent: Light		. 70%	1	\$6,100	
	Location : Various	, Агеи Ајјестеи	. 7070			
Unit Heater - Steam	5%	2035	* *	4	\$200	
	Other Observation, Extent : Light	Area Affected	: 5%			
	Location: Basement					
	Explanation: New Installation					
No Component	15%					
Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13880

Machanical	Current Paneir Future Penlacement Maintenance									
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	70%			2035	* *	1	\$11,700			
Compr/Chiller	Oth on Oh	annation E	Sutant Light Anga	Affect of	. 700/					
	Other Observation, Extent : Light, Area Affected : 70% Location : Roof									
	Explanation: I New Unit. R-410a.									
Ext Pkg Unit -	20%		7 0 1111 11 11 11 11	2035	* *	2	\$400			
Heating/Cooling	2070			2033		2	Φ+ 00			
Treating Cooming	Other Observation, Extent : Light, Area Affected : 20%									
	Location: Roof									
	Explanation: 2 Roof Top Package Units. R-410a. There Are Many Window A/c Units									
			lding As Reserve.							
Split Unit	10%			2032	* *					
	R-134a Refrigerant, Extent : Light, Area Affected : 10%									
	Location	n : 3 Units.	Outside Wall							
Distribution	700/			2052	* *	4	ф1 2 00			
CW & CHW Wtr	70%			2053		4	\$1,200			
Pipe/Pump No Component	30%									
Terminal Devices	3070	l								
Fan Coil - 2 Pipe	10%			2032	* *	1	\$1,200			
Fan Coil - 4 Pipe	70%			2035	* *	1	\$8,100			
No Component	20%			2033		•	ψο,100			
Heat Rejection										
Air Cooled Condenser	70%			2035	* *	2	\$17,600			
Unit										
Evaporative Condenser	10%			2032	* *	2	\$2,500			
No Component	20%	ı								
Ventilation										
Distribution	100/						40.000			
Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,000			
No Component	60%	l								
Exhaust Fans Interior	10%			2035	* *	2	\$100			
Roof	30%			2035	* *	2	\$300			
No Component	60%			2033		2	\$300			
Plumbing	0070									
H/C Water Piping										
Brass/Copper	100%	Now	\$5,600	2047	* *	1				
11	Not Insulated, Extent : Moderate, Area Affected : 10%									
	Location	n : Basemen	t							
Water Heater										
Gas Fired	100%	1		2025	\$22,700	2	\$500			
Sanitary Piping										
Cast Iron	100%	1		LIFE	* *	1				
Storm Drain Piping					an e					
Cast Iron	100%	1		LIFE	* *	1				

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 MIDTOWN COMMUNITY COURT

Asset #: 13880

Mechanical	Current Repai	r Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sump Pump(s)								
Non-Submersible	100% Now	\$600 2027	\$5,700	4	\$800			
	Not in Service, Extent : Mo	derate, Area Affected :	30%					
	Location: Basement							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%	LIFE	* *					
	Other Observation, Extent	: Light, Area Affected :	100%					
	Location: (1) B-6 (1) (1)	G-6						
	Explanation: 2 Units. 1	Of Them Is Under Repl	acement.					
Fire Suppression								
Standpipe								
Generic	100%	2053	* *	1-5	\$18,100			
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location: Stairways							
Sprinkler								
Generic	100%	2053	* *	1-2	\$10,100			
Fire Pump								
Generic	100%	2036	* *	1	\$6,700			

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

Page: 253

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : MUNICIPAL BUILDING
Address : 1 CENTRE STREET

Area Sq Ft : 929,200 Project Type : REAL PROPERTY

Date of Survey : 27-Jun-2016 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,8,11,15,24,25,26,35

Block : 121 Lot : 1 BIN : 1001394

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$3,346,000	\$11,141,700		
Interior Architecture	\$7,262,900	\$1,473,300		
Electrical	\$1,832,300	\$2,766,900		
Mechanical	\$3,580,700	\$21,029,800		
Total	\$16,021,800	\$36,411,700		
Importance Code A	\$3,346,000	\$11,141,700		
Importance Code B	\$11,586,100	\$24,986,200		
Importance Code C	\$1,089,800	\$283,800		
Total	\$16,021,800	\$36,411,700		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,900			\$29,800
Interior Architecture	\$77,400	\$394,100		\$55,300
Electrical	\$128,700	\$157,300	\$151,400	\$140,200
Mechanical	\$261,200	\$144,700	\$363,600	\$134,400
Elevators/Escalators	\$1,101,500	\$1,101,500	\$1,101,500	\$1,101,500
Total	\$1,603,700	\$1,797,500	\$1,616,500	\$1,461,200
Importance Code A	\$34,900	\$27,600		\$31,800
Importance Code B	\$1,568,800	\$1,755,500	\$1,616,500	\$1,429,400
Importance Code C		\$14,500		
Total	\$1,603,700	\$1,797,500	\$1,616,500	\$1,461,200



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

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

Asset #: 2071

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls	10/							
Bronze/Brass	1%			LIFE	* *	_	#147.000	
Cast Stone/Terra Cotta	2%			LIFE	* *	5	\$145,900	
Ceramic Tile	1%	4.1	¢2 201 600	2037	* *	10	\$8,800	
Masonry: Granite	_		\$2,391,600 Extent : Light, Are	LIFE ea Affecto		5	\$672,500	
			Extent : Moderate, 1	Area Affe	cted · 15%			
			cade @ Window Li			reezeway		
			ing/Discoloring	ilicis. I i	0015 2, 5, 011144 21	cezemay		
Windows	2. ip territe							
Aluminum	95% Air Infiltro		\$493,000 nt : Moderate, Area	2026 Affected	\$9,859,000 l:30%	5	\$106,400	
		i : Through						
			ct, Extent : Moderd		Affected : 35%			
	Location: Various Locations Throughout							
			Extent : Moderate,		fected : 20%			
	Location	ı : Various .	Locations Through	out				
Bronze/Brass	5%			2035	* *	5	\$70,000	
Parapets								
Masonry: Brick Cavity	35%			LIFE	* *	5	\$14,600	
Masonry: Granite	40%			LIFE	* *	5	\$20,900	
Masonry: Granite	25%	Now	\$197,500	LIFE	* *	5	\$13,100	
	Cracking/Crumbling, Extent: Moderate, Area Affected: 15% Location: Coping Stones							
	Location	: Coping	l, Extent : Moderai					
	Location	: Through						
	Explana	tion : Thou	gh Not As Decorat	ive - Still	Premium Materia	l - Thick	Slabs	
Roof	150/			2032	* *	10	#20.000	
Metal Panel	15%		Extent : Moderate, A	2032		10	\$29,800	
		i : 26th Flo		чтей Аује	ciea . 10070			
		i . 20in Fio tion : Paini						
M 1'C 1D'				2022	¢174.600			
Modified Bitumen	Miss/Dam		\$34,900 sings, Extent : Mod th Floor @ Perime					
		etration, E 1 : Over 24	xtent : Moderate, A h Floor	Area Affe	cted : 10%			
Modified Bitumen	40%			2027	\$279,400	10	\$43,400	
Panel/Paver: Cer/Brk	20%	Now	\$54,300	2037	* *		•	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Over Ch	iller Room In Sub-	basemen	t - From Con Edisc	on Vault		
	Worn/Eroc	ded, Extent	: Moderate, Area	Affected :	20%			
	Location	: Effloresc	ence - East And W	est Plaza	s At Grade			

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.

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior									
Floors									
Carpet	5%		2028	\$1,040,100	3	\$147,400			
	Recent Replace Evide	ent, Extent : Light,	Area Affe	ected : 100%					
	Location: 8th And	18th Floors							
Carpet	25%		2026	\$5,200,300	3	\$552,800			
Carpet	20%		2023	\$4,160,200	3	\$442,300			
Cast in Place Concrete	3%		LIFE	* *	5	\$96,700			
Ceramic Tile	2%		2040	* *	5	\$29,500			
	Recent Replace Evident, Extent : Light, Area Affected : 25% Location : 8th And 18th Floors								
Mosaic Tile	15% 0-2	\$2,193,600	2032	* *	5	\$276,400			
	Horizontal Cracks, Extent: Moderate, Area Affected: 15% Location: Throughout Worn/Eroded, Extent: Severe, Area Affected: 20% Location: Floors 25, 26, 35								
Markla Danala			LIEE	* *	5	¢22.100			
Marble Panels	2%		LIFE		-	\$22,100			
Vinyl Tile	10%		2022	\$1,385,600	3	\$73,700			
Vinyl Tile	18%		2032	* *	3	\$99,500			

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

Architecture	Current Repair		Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Cast in Place Concrete	3% Now	\$405,000	LIFE	* *			
	Diagonal Cracks, Exte		ea Affecto	ed : 10%			
	Location: Pump Roo		150/				
	Spalling, Extent: Seve		: 15%				
	Location: Water Man		. A CC4 - A	. 100/			
	Water Penetration, Ext Location: Sub-basen			: 10%			
G ' T'1		deni & Generaioi		* *		Ф20,000	
Ceramic Tile	3% Recent Replace Eviden	t Extent Light	2040		5	\$29,000	
	Location: 8th And 18	_	Area Ајје	ciea . 2576			
Congrete Magany Unit	5%	<i></i>	LIFE	* *	5	\$19,300	
Concrete Masonry Unit Glass: Single Pane	3% 3%		LIFE	* *	5	\$19,300	
Gypsum Board	29%		LIFE	* *	5	\$167,900	
Gypsum Bouru	Recent Replace Eviden	t, Extent : Light, .		cted : 100%	J	Ψ107,500	
	Location: 8th And 18	_	33				
Masonry: Brick	5%		LIFE	* *			
,	Water Penetration, Ext	ent : Moderate, A	rea Affec	ted : 10%			
	Location : Electrical	Room					
Metal: Cage/Fence	2%		LIFE	* *			
C	Other Observation, Ex	tent : Light, Area	Affected .	: 100%			
	Location : Elevator I	Lobbies					
	Explanation: Decord	ative Metal Grille	S				
Marble Panels	10%		LIFE	* *			
Plaster	40% Now	\$684,800	LIFE	* *	5	\$115,800	
	Cracking/Crumbling, I Location: 35th Floor		rea Affect	ed : 10%			
	Deteriorated Finish, E. Location: Stair To 20		ea Affecte	ed : 20%			
	Paint Peeling, Extent: Location: Stair To 20	Severe, Area Affe	ected : 20	%			
	Water Penetration, Ext Location: 35th Floor	ent : Severe, Area	ı Affected	: 15%			

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

Asset #: 2071

Architecture	Current Repair		Futur	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				2032	* *	5	\$276,400		
AcousTileSusp.Lay-In	5%			2032	* *	5	\$73,700		
AcousTileSusp.Lay-In	32%			2040	* *	5	\$471,700		
AcousTileSusp.Lay-In	3%			2044	* *	5	\$44,200		
Exposed Concrete	3%	Now	\$471,900	LIFE	* *	5	\$6,900		
	Location Exposed F Location Loose/Dec Location Water Per Location	Cracking/Crumbling, Extent: Moderate, Area Affected: 10% Location: Sub-basement Exposed Reinforcement, Extent: Severe, Area Affected: 10% Location: Sub-basement Adjacent To Con Edison Vault Loose/Delam Surface, Extent: Severe, Area Affected: 15% Location: Pump Room, Water Main Room Water Penetration, Extent: Moderate, Area Affected: 10% Location: Sub-basement							
Gypsum Board	2%			LIFE	* *	5	\$36,900		
Plaster	40%		\$1,711,100	LIFE	* *	5	\$368,500		
	Location Loose/Del Location Staining/L	n : 35th Flo lam Surface n : Corridon Discoloring,	Extent: Severe, A or Corridor e, Extent: Moderat rs . Extent: Moderate (s) All floors	e, Area A	ffected : 10%				

lectrical	Current Repair	Future	Replacement	Maintenance				
estem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
der 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2047	* *	5	\$4,000			
	Other Observation, Extent : Lig	ht, Area Affected :	100%					
	Location : Electrical Room							
	Explanation : (3) 6000 Amper Amperes Bolted Pressure Main		e Switch Main Disc	connects	; (4) 4000			
Transformers								
Dry Type	50%	2025	\$8,700	5	\$1,700			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Electrical Room							
	Explanation : (3) 1000 Kva , 4	80/208/120 Volts						
Dry Type	50%	2040	* *	5	\$1,700			
3 31	Other Observation, Extent : Lig	ht, Area Affected :	100%		. ,			
	Location : Electrical Room	. 00						
	Explanation : (2) 500 Kva , 48	0/277/208 Volts						
Switchgear / Switchboard								
Fused Disc Sw	10%	2027	\$151,300	5	\$400			
Molded Case Bkrs	70%	2047	* *	5	\$17,100			
Molded Case Bkrs	20%	2037	* *	5	\$4,900			

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

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

Asset #: 2071

Electrical		Current I	Repair	Futur	re Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cvcle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts Raceway								
Busway	5%			2032	* *	1		
Conduit	45%			2027	\$784,000	1		
Conduit	50%			2047	**	1		
Panelboards	2070			2017				
Fused Disc Sw	5%			2043	* *	5	\$1,100	
Molded Case Bkrs	45%			2026	\$617,100	5	\$11,000	
Molded Case Bkrs	50%			2043	**	5	\$12,200	
Wiring							· , · · ·	
Braided Cloth	20%	2-4	\$538,500	2052	* *	1		
	Insulation	Aged, Exte	ent : Severe, Area A	ffected :	100%			
	Location	: Through	out The Building					
Busway	5%			2032	* *	1		
Thermoplastic	25%			2037	* *	1		
Thermoplastic	50%			2047	* *	1		
Motor Controllers								
Locally Mounted	10%			2025	\$3,300	5	\$600	
Locally Mounted	50%			2040	* *	5	\$3,100	
Motor Control Center	20%			2025	\$338,600	5	\$5,100	
Variable Frequency	10%			2032	* *			
Drive								
Variable Frequency	5%	Now	\$1,600	2047	* *			
Drive								
		_	ent : Severe, Area A	Affected :	: 100%			
	Location	: Mechani	ical Room					
Variable Frequency	5%			2025	\$1,600			
Drive								
Ground								
Grounding Devices								
Not Accessible	100%							
			Extent : Light, Area	Affected	: 0%			
	Location		. 17 14 . 137	. D:	D. C. O. C.	. T.	l C luri	
	Explana Insulatio		ected To Metal Wa	ter Pipe.	Point Of Contact I	Not Visib	le - Covered With	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$285,900	
Generators								
Diesel	100%			2036	* *	1	\$359,800	
			Extent : Light, Area	Affected	: 100%			
		: Generat						
-	Explana	tion : Emer	gency Generator R	ated @ .	1352kw			
Batteries	1000/			2021	01.70 0	-	#24.400	
Lead/Acid	100%			2021	\$1,700	5	\$34,400	

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

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

Asset #: 2071

Electrical	Current Repair	Future F	Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage	500/	20.42	* *	5	¢97.200	
Day Tank	50% Other Observation, Extent: Light, Area	2043		5	\$86,200	
	Location : Generator Room / Baseme.		0070			
	Explanation: 550 Gallons Capacity	,,,				
Main Tank	50%	2055	* *	5	\$13,700	
Wall Talk	Other Observation, Extent : Light, Area		00%	J	Ψ12,700	
	Location: Basement	33				
	Explanation: 15,000 Gallons Rated O	Capacity				
Lighting						
Interior Lighting						
Fluorescent	60%	2032	* *	10	\$511,300	
	Other Observation, Extent: Light, Area Location: Throughout The Building	ı Affected : 1	00%			
	Explanation: T-8 Lamps					
El.,	10%	2022	¢505 100	10	¢05 200	
Fluorescent	10% Other Observation, Extent: Moderate,		\$585,100 d · 100%	10	\$85,200	
	Location: Throughout The Building	Tirea Tijjecie	u . 10070			
	Explanation: T-12 Lamps					
Fluorescent	10%	2027	\$585,100	10	\$85,200	
1100100011	Other Observation, Extent : Moderate,			10	Ψου,=οο	
	Location: Corridors And Basement					
T.I.	Explanation : Compact Fluorescent L		* *	10	#110.200	
Fluorescent	14%	2035		10	\$119,300	
	T-5 Lamps And Fixtures, Extent : Light, Location : Upper Floors	, Агеа Аујеск	ea : 100%			
HID	1%	2027		10	\$300	
LED	5%	2035	* *			
Egress Lighting						
Emergency, Battery	50%	2032	**	10	\$112,100	
	Other Observation, Extent : Light, Area	ı Affected : 1	00%			
	Location: Throughout The Building Explanation: Some Lighting Fixtures	Ano Equino	ad With Dattom.	Daols		
Exit, LED	50%	2055	**			
Exterior Lighting	30%	2033		1		
LED	10%	2035	* *			
No Component	90%	2033				
Alarm	2 2 1 2					
Security System						
No Component	70%					
Generic	30%	2032	* *	1	\$104,100	
	Other Observation, Extent : Light, Area	a Affected : 1	00%			
	Location: Lobby And Corridors					
	Explanation: CCTV Surveillance Car	mera System				

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

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

Page: 260

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

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2035 **	1-3 \$572,600	
	Other Observation, Extent: Light, Area	a Affected : 100%		
	Location: Throughout The Building			
	Explanation : Smoke Detectors, Alari	n Bells, Manual Pull Station	is, Strobe Lights And Horns	

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Utility Steam	100%		2037	* *	1		
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: Basemer	ıt Steam Room					
	Explanation: From	Con Edison					
Conversion Equipment							
Pres. Reducing Valve/LP	100%		2030	* *	5	\$55,200	
Steam							
Distribution							
Central Plant Steam	100%		2037	* *	4	\$45,800	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	100%		2025	\$7,789,200	1	\$300,100	
	On Extended Life, Ex Location: Through		ea Affec	ted : 100%			
	Other Observation, E	Extent : Light, Area	Affected	: 10%			
	Location : Through	out					
	Explanation : Some They Are Not Utilize	0 1	L	ave The Capability	y To Prov	ide Heating, But	
Air Conditioning	•	•					
Energy Source							
Electricity	100%		2035	* *	1		

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

Asset #: 2071

Mechanical	Curren	Current Repair			Maintenance		
system Component Type	% of Fail Dat Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ir Conditioning	•		•				•
Conversion Equipment							
Centrifugal, Elec Chille			2030	* *	1	\$201,100	
Interior Pkg Unit -	10% 2-4	\$1,428,400	2032	* *	2	\$4,600	
Cooling	14.10 E	16 1	A CC .	1 1000/			
		tent : Moderate, Ared ghout, Multiple Mech					
Intorior Disa Unit	20%	Thou, munipie meen	2028		2	\$11,400	
Interior Pkg Unit - Cooling	20%		2028	\$2,856,800	2	\$11,400	
Interior Pkg Unit -	15%		2025	\$2,142,600	2	\$8,500	
Cooling	1370		2023	\$2,142,000	2	ψ0,500	
Reciprocating	25%		2027	\$84,600	1	\$107,700	
Compr/Chiller	2070		2027	Ψο.,σσσ	-	\$107,700	
1	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Sub-ba	isement					
	Explanation: Abs	sorption Chillers Ser	ve Adjac	ent Building In Its	Entirety.	Centrifugal	
	Chillers Serves Ti	his Asset					
Window/Wall Unit	10%		2022	\$200,500	1		
Distribution							
CW & CHW Wtr	45%		2037	* *	4	\$20,600	
Pipe/Pump		T	1.00	10007			
		Extent : Light, Area	Affected	: 100%			
	Location: Through		Water D.	a And Dinina			
N. C.		illed And Condenser	waier Fi	ımps Ana Fiping			
No Component	55%						
Terminal Devices Fan Coil - 2 Pipe	35%		2027	\$6,406,200	1	\$105,000	
Fan Coil - 2 Pipe	10% 0-2	\$1,830,400	2027	\$0, 4 00,200 * *	1 1	\$27,000	
ran Con - 2 Fipe		Extent : Moderate, A			1	\$27,000	
		ghout Mechanical Ro		ciea . 100/0			
	`	ltiple Mechanical De					
No Component	55%	inpre meenamean Be	Jeers				
Heat Rejection	3370						
Water Cooling Tower	45%		2025	\$950,200	2	\$420,800	
No Component	55%		2020	Ψ, Σ 0, 2 0 0	_	Ψ120,000	
entilation							
Distribution							
Ductwork/Diffusers	90%		LIFE	* *	2-5	\$466,300	
No Component	10%						
Exhaust Fans							
Interior	10%		2027	\$47,800	2	\$2,800	
No Component	90%						
		Extent : Light, Area		: 0%			
		ghout Mechanical Ro					
	Explanation: Con	mponent Accounted I	For Unde	er The Cooling Sec	tion Of T	his Report	
lumbing							
H/C Water Piping	1000/		20:-	a. ·			
Brass/Copper	100%		2047	* *	1		

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
HW Heat Exchanger						
Steam Fired	100%	2037	* *	4	\$91,900	
	Other Observation, Extent : Light, Area	a Affected	: 100%			
	Location: Basement					
	Explanation: 3 Units					
Sanitary Piping	1000/	LIPP	* *	1		
Cast Iron	100%	LIFE		1		
	On Extended Life, Extent : Moderate, A Location : Throughout	х геа А <u></u> ЈЈесі	rea : 100%			
Ctama Daria Dinia	Location . Throughout					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Cast Holl	On Extended Life, Extent : Light, Area			1		
	Location: Throughout	Ајјестеи.	100/0			
Sump Pump(s)	Locuion : Throughou					
Non-Submersible	100%	2027	\$146,700	4	\$29,400	
Sewage Ejector(s)	10070	2021	ψ140,700		Ψ22,100	
Electric	100%	2027	\$277,100	4	\$55,500	
Backflow Preventer	10070		\$277,100	-	<i>\$22,233</i>	
Generic	100%	2035	* *	1	\$56,900	
	Other Observation, Extent : Light, Area		: 100%		*****	
	Location : Sub-basement					
	Explanation : Did Not Observe This	Componen	t			
Fixtures						
Generic	100%					
ertical Transport						
Elevators						
Geared Traction	100%	LIFE	* *			
	Other Observation, Extent: Light, Area					
	Location: (16) 1-15 (8) 15-24 (4)				ver 24-36	
	Explanation: Total 31 Units. 30 Main	n Elevator	s, 1 Tower Elevato	r		
ire Suppression						
Standpipe	1000/	2027	* *	1.5	¢405.000	
Generic	100%	2037	* *	1-5	\$485,900	
Sprinkler	500/	2027	* *	1.2	¢120 100	
Generic Generic	50% 50%	2037 2047	* *	1-2 1-2	\$130,100 \$130,100	
Generic	Other Observation, Extent : Light, Area			1-2	\$130,100	
	Location : Throughout	і Аујесіей	. 100/0			
	Explanation : Sprinklers Are Added T	o The Ton	ant Spaces As The	Are Ros	novated	
	<u> Емрининон</u> . Бринкиет <i>з Ате Айаей</i> 1	o ine iem	um spaces As The	ліе кег	wratea	

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : NYC EMERGENCY MANAGEMENT HEADQUARTERS

Address : 165 CADMAN PLAZA EAST

Borough : BROOKLYN Agency's Number : N/A
Program / Asset # : DGS0069.000 / 14126 Yr Built/Renovated : 2007 /

Area Sq Ft : 67,531 Project Type : REAL PROPERTY

Date of Survey : 23-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 85 Lot : 6 BIN : 3000172

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$268,200	\$63,100
Electrical	\$55,700	
Mechanical		\$158,900
Total	\$323,900	\$221,900
Importance Code A	\$268,200	\$63,100
Importance Code B	\$55,700	\$158,900
Total	\$323,900	\$221,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$39,000	\$3,000		
Interior Architecture	\$9,900	\$19,200	\$12,700	\$15,200
Electrical	\$10,200	\$13,200	\$10,200	\$19,700
Mechanical	\$12,600	\$14,100	\$19,500	\$12,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$79,700	\$57,500	\$50,400	\$55,600
Importance Code A	\$42,400	\$6,400	\$3,300	\$3,500
Importance Code B	\$37,300	\$51,100	\$45,300	\$52,100
Importance Code C			\$1,700	
Total	\$79,700	\$57,500	\$50,400	\$55,600



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

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

Asset #: 14126

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	100/			2052	* *	1		
Metal, Corrugated	10% 5%			2053 LIFE	* *	1 5	¢4 000	
Metal/Glass Curt Wall Metal Panel	5% 5%			2053	* *	5 5-10	\$4,800 \$17,700	
Panel/Paver: Limestone	80%	0-2	\$227,400	LIFE	* *	5-10	\$30,800	
Tanel/Taver. Ennestone			Extent : Moderate		fected : 10%	3	Ψ50,000	
	_	: Loading		, 11,000129,	,000000 1 1070			
		_	Extent : Light, Area	a Affected	d : 10%			
	_		acade, East Facade					
	Spalling, E	Extent : Lig	ht, Area Affected :	5%				
	Location	: South / V	Vest Corner					
	Staining/D	iscoloring,	, Extent : Moderate	e, Area A <u>f</u>	fected : 10%			
	Location	: Drip Sta	ins And Window Le	edges - Al	ll Facades			
Windows								
Aluminum	97%			2049	* *	5	\$15,700	
Metal Louvers	3%			2040	* *	10	\$3,000	
Parapets						_		
Metal/Glass Curt Wall	5%		7 7 . 7 . 4	2053	**	5	\$4,500	
			Extent : Light, Area	Affected	: 100%			
			es - South Facade	laaa				
M (1D) 1			ally Single Pane Gl		* *		\$26.700	
Metal Panel	60%	0-2	\$21,500 Extent : Light, Area	2053		5	\$26,700	
		_	xieni . Ligni, Area Parapet - Perimete		. 2070			
Metal Rail	25%	. Buse Of	Татарет Теттеге	2044	* *	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	* *	5-10 5	\$2,500	
Roof	1070			LIFE			\$2,300	
IRMA/Protected Membrane	100%	Now	\$9,600	2035	* *			
		ck Ballast, : Through	Extent : Moderate, out	Area Aff	ected : 100%			
	Vegetation	Growth, E	Extent : Moderate, A	Area Affe	cted : 15%			
			spouts And Within					
			xtent : Moderate, A	Area Affec	eted : 10%			
	Location	: Under C	Cooling Fans					
Interior								
Floors	200/			2026	¢202 100	2	¢45 500	
Carpet	30%			2026	\$392,100	3 5	\$45,500	
Cast in Place Concrete	10%	arvation E	Extent : Light, Area	LIFE		3	\$22,100	
		: Through	_	Ајјестец	. 100/0			
		ion : Epox						
Ceramic Tile	$\frac{Explanal}{3\%}$	лон . Брох	, coming	2036	* *	5	\$3,000	
Raised Access Floor	5%			2036	* *	5	\$19,000	
Sheet Vinyl/Rubber	20%			2030	* *	5	\$30,300	
•	32%			2032	* *	3	\$12,100	
Vinyl Tile	52%			2032	· *	3	\$12,100	

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

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

Asset #: 14126

Architecture	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Interior Walls							
Ceramic Tile	5%		2036	* *	5	\$3,400	
Glass: Single Pane	10%		LIFE	* *	5	\$5,100	
Gypsum Board	75%		LIFE	* *	5	\$30,700	
Granite Panels	5%		LIFE	* *			
	Other Observation	n, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: First	Floor, Lobby					
	Explanation: T	his Component Is Actu	ally Slate	e Panels			
Wood	5%		LIFE	* *	5	\$13,700	
Ceilings							
AcousTileSusp.Lay-In	60% Now	\$9,900	2040	* *	5	\$30,300	
	Water Penetration	ı, Extent : Light, Area	Affected	: 5%			
	Location: Entre	ance To Command Cen	ter - 3rd	Floor			
Exposed Concrete	25%		LIFE	* *	5	\$3,900	
Gypsum Board	15%		LIFE	* *	5	\$19,000	

Electrical	Current R	epair F	Futur	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	20	047	* *	5	\$300	
	Other Observation, Ex Location : Electrical	Room					
	Explanation: Main	Service Disconnect Sw	vitch .	Rated @ 4000 Am	peres		
Switchgear / Switchboard	/	_			_		
Fused Disc Sw	90%		047	* *	5	\$300	
Molded Case Bkrs	10%	20	047	* *	5	\$200	
Raceway							
Conduit	100%	20	047	* *	1		
Panelboards							
Molded Case Bkrs	100%	20	043	* *	5	\$1,800	
Wiring							
Thermoplastic	100%	20	047	* *	1		
Motor Controllers							
Locally Mounted	30%	20	040	* *	5	\$100	
Motor Control Center	70%	20	040	* *	5	\$1,300	
Ground							
Grounding Devices							
Generic	100%	L	IFE	* *	5	\$1,000	
Stand-by Power							
Transfer Switches							
Automatic	100%	20	040	* *	1	\$20,800	

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

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

Asset #: 14126

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
tand-by Power						
Generators						
Diesel	100%	2036	* *	1	\$26,200	
	Other Observation, Extent : Light, Are Location : Generator Room	ea Affected : 10	0%			
	Explanation : Emergency Generator Basis And No Load Test Done On W		kw: Full Load	Test Dor	ne On Monthly	
Batteries	1000/	2022	¢1.500	5	¢15 100	
Nickel Cadmium	100%	2022	\$1,500	5	\$15,100	
Fuel Storage Main Tank	100%	2055	* *	5	\$2,000	
Main Tank	Other Observation, Extent : Light, Are			3	\$2,000	
	Location : Basement Explanation : 8000 Gallons Rated C	Canacity				
ighting	Explanation : 0000 Gations Ratea C	мрисиу				
Interior Lighting						
Fluorescent	70%	2032	* *	10	\$43,400	
Tradicione	Other Observation, Extent : Light, Are Location : Throughout The Building	ea Affected : 10	0%	10	ψ13,100	
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$6,200	
Tuorescent	Other Observation, Extent : Moderate Location : Corridors		: 100%	10	\$0,200	
	Explanation: T-5 Lamps					
Fluorescent	10% Compact Fluorescent Light, Extent: 1 Location: Corridors And Stair Case		* * cted : 100%	10	\$6,200	
Incandescent	10%	2032	* *	2	\$200	
Egress Lighting					·	
Emergency, Service	50%	2032	* *	1		
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	20%	2032	* *	10		
No Component	80%					
larm						
Security System						
No Component	30%					
Generic	70%	2032	* *	1	\$17,700	
	Other Observation, Extent : Light, An Location : Public Spaces And Outsid	de	0%			
	Explanation: CCTV Surveillance C	ameras				
Fire/Smoke Detection	1000/	2022	ala di		44. 50 5	
Generic, Digital	100% Other Observation, Extent: Light, Are Location: Throughout The Building			1-3	\$41,600	
	Explanation: Strobe Lights, Manua	l Pull Stations,	Alarm Bells, H	Iorns And	d Smoke Detectors	

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

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

Asset #: 14126

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Interruptible Gas/Dual Fuel	100%	2053	* *	1		
	Other Observation, Extent : Location : Basement With Explanation : 1 8000 Galla	Retaining Wall Around				
Conversion Equipment Hot Water Boiler	100% Other Observation, Extent: Location: Basement Boile		**	1	\$33,400	
	Explanation : 2 Dual Fuel	Hot Water Boilers				
Distribution						
Hot Wtr Piping/Pump	100%	2049	* *	4	\$3,300	
Terminal Devices Air Handler	70%	2032	* *	1	\$29,200	
Convector/Radiator	30%	2040	* *	1 1	\$6,500	
Air Conditioning	3070	2040		1	\$0,500	
Energy Source						
Electricity	100%	2049	* *	1		
Conversion Equipment Interior Pkg Unit -	5%	2028	\$119,800	2	\$200	
Cooling Ext Pkg Unit -	95%	2032	* *	2	\$3,900	
Heating/Cooling Distribution						
CW & CHW Wtr Pipe/Pump	5%	2053	* *	4	\$200	
	Other Observation, Extent : Location : Basement	Light, Area Affected :	100%			
	Explanation: Condenser V	Vater Pumps Associate	ed With Dry Cool	er		
No Component	95%					·
Heat Rejection				_		
Dry Cooler	5% Other Observation, Extent: Location: Roof	2032 Light, Area Affected :	**	2	\$2,400	
	Explanation: The Compor	ient Observed Is A Dry	Cooler			
No Component	95%					
Ventilation						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$37,700	
Exhaust Fans Roof	100%	2032	* *	2	\$2,100	
Plumbing						
H/C Water Piping Brass/Copper	100%	2053	* *	1		

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

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

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater	1000/		440.400			
Gas Fired	100%	2025	\$39,100	2	\$1,000	
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: Basement					
g : P! !	Explanation: 2 Dual Fuel Units					
Sanitary Piping	1000/	TIPP	* *			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping	1000/	TIPP	* *			
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer	1000/	2025	* *		04.100	
Generic	100%	2035	* *	1	\$4,100	
Fixtures	100%					
Generic		Light Auga	Affactad . 1000/			
	Low Consumption Fixtures, Extent: Location: Throughout	Ligni, Area I	Affectea : 100%			
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, A	rea Affected	: 100%			
	Location: C-3					
	Explanation: Two Units					
Fire Suppression						
Standpipe						
Generic	100%	2053	* *	1-5	\$34,000	
Sprinkler						
Generic	100%	2053	* *	1-2	\$18,900	
Fire Pump						
Generic	100%	2040	* *	1	\$12,600	

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

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

Page: 269

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : OFFICE BUILDING JUDICIAL CENTER

Address : 130 STUYVESANT PLACE

Borough : STATEN ISLAND Agency's Number : 312-510
Program / Asset # : DGS0043.000 / 4381 Yr Built/Renovated : 1965 / 2000

Area Sq Ft : 150,000 Project Type : REAL PROPERTY

Date of Survey : 27-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,p

Block : 8 Lot : 70 BIN : 5000085

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$876,100	\$1,194,200
Interior Architecture	\$251,700	\$1,861,300
Electrical		\$110,100
Mechanical	\$238,100	\$577,300
Total	\$1,365,900	\$3,742,900
Importance Code A	\$876,100	\$1,194,200
Importance Code B	\$489,800	\$2,291,200
Importance Code C		\$257,500
Total	\$1,365,900	\$3,742,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	_	_	_	\$19,300
Interior Architecture		\$52,300	\$35,900	
Electrical	\$13,100	\$14,300	\$11,800	\$19,200
Mechanical	\$73,700	\$55,100	\$92,500	\$68,900
Elevators/Escalators	\$26,600	\$26,600	\$26,600	\$26,600
Total	\$113,500	\$148,300	\$166,900	\$134,000
Importance Code A	\$7,400	\$7,400	\$7,400	\$26,700
Importance Code B	\$106,100	\$140,900	\$144,200	\$107,300
Importance Code C			\$15,300	
Total	\$113,500	\$148,300	\$166,900	\$134,000



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

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

Asset #: 4381

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	200/	3.7	Φ 7 0 € 100	TIPE	ate ate	_	φ 55.0 00	
Masonry: Brick	Cracking/	Now Crumbling, 1 : Through	\$506,100 Extent : Moderate out	LIFE , Area A <u>f</u>	* * fected : 30%	5	\$55,200	
Metal/Glass Curt Wall	75%			LIFE	* *	5	\$388,100	
Marble Panels	Cracking/	Now Crumbling, 1 : Through	\$370,000 Extent : Moderate out	LIFE , Area A <u>f</u>	* * fected : 30%	5	\$10,300	
Windows								
Aluminum	100%			2043	* *	5	\$38,500	
Parapets								
Masonry: Brick	30%			LIFE	* *	5	\$4,300	
Metal/Glass Curt Wall	30%			2047	* *	5	\$16,500	
Metal Panel	40%			2047	* *	5	\$22,100	
Roof								
Modified Bitumen	100%			2027	\$642,100	10	\$108,800	
Interior Floors								
Carpet	30%			2023	\$1,160,400	3	\$134,600	
Cast in Place Concrete	10%			LIFE	* *	5	\$65,400	
Ceramic Tile	5%			2030	* *	5	\$15,000	
Vinyl Tile	55%			2027	\$1,417,100	3	\$61,700	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Ceramic Tile	5%			2036	* *	5	\$30,700	
Concrete Masonry Unit	15%			LIFE	* *	5	\$36,800	
	_	_	Extent : Light, Are ls, Basement	ea Affecte	ed : 5%			
Gypsum Board	50%			LIFE	* *	5	\$183,900	
Plaster	20%			LIFE	* *	5	\$36,800	
Ceilings							+,	
AcousTileSusp.Lay-In	Loose/Dei	2-4 lam Surface a : Lobby, C	\$99,400 e, Extent : Light, Ar Corridors	2032 rea Affect	* * red : 5%	5	\$121,300	
	Staining/L	-	Extent : Light, Are	ea Affecte	ed : 5%			
Exposed Concrete	5%			LIFE	* *	5	\$2,200	
Exposed Struc: Steel	5%	2-4	\$152,300	LIFE	* *			
		_	xtent : Light, Area . nt, Throughout	Affected	: 5%			
Gypsum Board	5%			LIFE	* *	5	\$17,800	
	5/0			LILL			Ψ17,000	

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

Under 600 Volts

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

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

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

Asset #: 4381

Electrical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2053	* *	5	\$600	
	Other Observation, Ex		Area Affe	cted : 100%			
	Location : Electrica						
	Explanation : One 3	000 Amperes Mair	ı Discon	nect Switch			
Switchgear / Switchboard	700/		2052	* *	-	Φ.5.0.0	
Fused Disc Sw	70%		2053	* *	5	\$500	
Fused Disc Sw	30%		2037	7. 7.	5	\$200	
Raceway	80%		2053	* *	1		
Conduit	80% 20%		2033	* *	1		
Conduit Panelboards	20%		2037		1		
Fused Disc Sw	8%		2049	* *	5	\$300	
Fused Disc Sw Fused Disc Sw	870 2%		2049	* *	5	\$100	
Molded Case Bkrs	30%		2035	* *	5	\$1,200	
Molded Case Bkrs	60%		2033	* *	5	\$2,400	
Wiring	0070		2049			\$2,400	
Thermoplastic	70%		2053	* *	1		
Thermoplastic	30%		2033	* *	1		
Motor Controllers	3070		2037				
Locally Mounted	20%		2040	* *	5	\$200	
Motor Control Center	70%		2040	* *	5	\$2,900	
Variable Frequency	10%		2044	* *	C	Ψ=,> 0 0	
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$2,200	
Stand-by Power							
Transfer Switches							
Automatic	100%		2044	* *	1	\$46,200	
Generators							
Diesel	100%		2040	* *	1	\$58,100	
	Other Observation, Ex	xtent : Moderate, A	Area Affe	cted : 100%			
	Location : Outside						
	Explanation: One 2	75 Kw					
Batteries	1000/		2022		_	.	
Lead/Acid	100%		2022	\$1,500	5	\$5,600	
Fuel Storage	1000/		20.62	ماد بات	-		
Main Tank	100%		2062	**	5	\$4,400	
	Other Observation, Ex Location : Basement		Area Affe	cted : 100%			
T 1 1	Explanation : One 5	oo Ganons					

Lighting

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

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

Asset #: 4381

Electrical	Current Re	pair Futur	e Replacement	M		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	75%	2035	* *	10	\$103,200	
	Other Observation, Ext Location : Throughou Explanation : T-8 Lan	_	cted : 100%			
Fluorescent	5%	2035	* *	10	\$6,900	
	Compact Fluorescent L Location : Lobby And	ight, Extent : Moderate, A Some Areas	Area Affected : 100	%		
LED	20%	2037	* *			
Egress Lighting						
Emergency, Service	48%	2035	* *	1		
Emergency, Battery	2%	2032	* *	10	\$700	
Exit, LED	50%	2062	* *	1		
Exterior Lighting						
HID	100%	2035	* *	10	\$500	
Alarm						
Security System						
No Component	90%					
Generic	10%	2035	* *	1	\$5,600	
Fire/Smoke Detection						
No Component	90%					
Generic, Digital	10%	2035	* *	1-3	\$9,200	

Mechanical	Current	Current Repair		e Replacement	М		
System Component Type		e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2047	* *	1		
Conversion Equipment Hot Water Boiler	100%		2032	* *	1	\$74,200	
Distribution							
Hot Wtr Piping/Pump	100%		2043	* *	4	\$11,100	
Terminal Devices							
Air Handler	40%		2032	* *	1	\$37,100	
Convector/Radiator	20%		2040	* *	1	\$9,700	
Fan Coil Unit/Heat	40%		2032	* *	1	\$19,400	
	Location : Serves	Extent : Light, Area Perimeter Of Buildin	ıg				
	Explanation : Dua	ıl Temperature Fan (Soil Unit	S			
Air Conditioning Energy Source							
Electricity	10%		2043	* *	1		
Natural Gas	90%		2047	* *	1		

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

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

Asset #: 4381

Mechanical	Current Repair			Futur	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	90%	0-2	\$151,300	2036	* *	1	\$131,500	
Chiller/Steam/HW	D : 1	D	T I' 1 . A	A CC	1 200/			
	-		Extent : Light, Ared et Mechanical Equi					
.		. basemen	и меснанісаі Едиі		**		Φ= 000	
Reciprocating	10%			2032	* *	1	\$7,000	
Compr/Chiller								
Distribution CW & CHW Wtr	100%			2047	* *	4	\$11,100	
Pipe/Pump	10070			2047		4	\$11,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	* *	1	\$92,800	
Heat Rejection	10070			2032		1	Ψ72,000	
Water Cooling Tower	100%			2025	\$540,100	2	\$151,000	
Ventilation	10070			2020	Ψ2 10,100		Ψ101,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$83,600	
Exhaust Fans							· ,	
Interior	90%			2032	* *	2	\$4,100	
Roof	10%			2032	* *	2	\$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	* *	1		
Water Heater								
Gas Fired	100%			2022	\$86,800	2	\$2,200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$9,000	
Backflow Preventer	1000/						40.400	
Generic	100%			2032	* *	1	\$9,200	
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	100%			LIFE	* *			
Geared Traction		amation E	Extent : Light, Area					
		: (1) B-9, (_	Ајјестеи	. 100%			
		. (1) B-9 , (ion : 3 Uni						
Fire Suppression	Елрианан	ion . 5 Ull	ıs					
Standpipe								
Generic	100%			2047	* *	1-5	\$75,600	
Sprinkler	10070			2017			\$75,000	
Generic	100%			2047	* *	1-2	\$42,000	
Generic	100/0			2077		1 4	ψπ2,000	

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

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

Page: 274

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression Fire Pump Generic	100%	2036 **	1 \$28,000	

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

Page: 275

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : QUEENS BOROUGH HALL
Address : 120-55 QUEENS BOULEVARD

Borough : QUEENS Agency's Number : 312-417
Program / Asset # : DGS0028.000 / 2039 Yr Built/Renovated : 1940 / 2005

Area Sq Ft : 261,000 Project Type : REAL PROPERTY

Date of Survey : 21-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,4

Block : 2274 Lot : 2 BIN : 4052812

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$742,800	\$266,300
Interior Architecture	\$743,600	\$1,948,200
Electrical	\$247,700	\$1,699,800
Mechanical	\$188,700	\$1,966,200
Site Pavements	\$221,900	
Total	\$2,144,600	\$5,880,600
Importance Code A	\$891,800	\$266,300
Importance Code B	\$759,800	\$5,437,700
Importance Code C	\$493,100	\$176,600
Total	\$2,144,600	\$5,880,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$39,200		\$18,800	
Interior Architecture	\$93,800	\$9,000		\$56,000
Electrical	\$68,000	\$33,700	\$44,400	\$34,700
Mechanical	\$116,200	\$96,200	\$124,400	\$78,900
Site Enclosure	\$29,300			
Site Pavements	\$5,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$356,400	\$142,900	\$191,500	\$173,600
Importance Code A	\$65,000	\$25,800	\$44,700	\$25,800
Importance Code B	\$237,600	\$117,100	\$146,900	\$147,700
Importance Code C	\$53,700			
Total	\$356,400	\$142,900	\$191,500	\$173,600



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

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

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior			•		
Exterior Walls					
Fiberglass Panel	1%	2041 **	5	\$8,200	
Masonry: Brick	86%	LIFE **	5	\$375,500	
	Vertical Cracks, Extent : Moderate, Ar Location : Cultural Center	ea Affected : 1%			
Masonry: Limestone	10% Now \$120,800	LIFE **	5	\$16,400	
	Spalling, Extent : Moderate, Area Affe	cted : 5%			
	Location: Main Entrance				
	Staining/Discoloring, Extent : Modera Location : Main Entrance	te, Area Affected : 10%			
Granite Panels	3%	LIFE **	5	\$9,800	
	Recent Construction, Extent : Light, A. Location : Cultural Center	rea Affected : 4%			
Windows					
Aluminum	100%	2044 **	5	\$71,600	
	Water Penetration, Extent : Light, Area Location : Stairwell Window	a Affected : 1%			
Parapets					
Masonry: Brick	83% Now \$260,700 Painted Surfaces, Extent: Moderate, A Location: Interior Face Spalling, Extent: Moderate, Area Affe Location: Interior Face	Area Affected : 50%	5	\$22,300	
	Worn/Eroded, Extent : Light, Area Affe	ected : 25%			
	Location: Interior Face				
Masonry: Limestone	10% Now \$28,500		5	\$3,400	
	Jnt Mortar Miss/Erod, Extent : Moder Location : Coping	ate, Area Affected : 25%			
	Caulking Deteriorated, Extent : Mode Location : Coping	rate, Area Affected : 50%			
Metal Rail	5%	2041 **	5-10	\$24,300	
Granite Panels	2%	LIFE **	5-10	\$6,400	

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

Asset #: 2039

Architecture	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof Metal Panel	15%		2045	* *	10	\$42.900	
ivietai Panei		tion, Extent : Light, Are tural Center			10	\$42,800	
Modified Bitumen	Location: Wes	Moderate, Area Affecte		* *			
	Location: Thre		ей Ајјесі	ea . 2570			
Single Ply Membrane	5% Recent Construc Location: Culi	tion, Extent : Light, Are tural Center	2036 va Affecte	* * d : 100%	10	\$7,800	
Skylight, Metal/Glass	5% Recent Installati Location : Culi	on, Extent : Light, Area tural Center	2054 Affected	**	10	\$25,900	
Soffits							
Glass: Special Gauge	25%		LIFE	* *	1		
Masonry: Limestone	75%		LIFE	* *	5		
Interior							
Floors							
Carpet	10%		2024	\$463,200	3	\$71,700	
Cast in Place Concrete	10%		LIFE	* *	5	\$156,700	
Ceramic Tile	10%		2037	* *	5	\$35,800	
Marble Panels	10%		LIFE	* *	5	\$53,700	
Terrazzo	15%		LIFE	* *	5	\$84,000	
Vinyl Tile	35%		2028	\$1,080,000	3	\$62,700	
Vinyl Tile 9" X 9"	10%		2023	\$399,800	3	\$17,900	
Interior Walls							
Concrete Masonry Unit	5%		LIFE	* *	5	\$12,500	
Glass: Single Pane	5%		LIFE	* *	5	\$23,400	
Gypsum Board	15%		LIFE	* *	5-10	\$79,700	
Masonry: Brick	5%		LIFE	* *	10	\$4,700	
Marble Panels	5%		LIFE	* *	10	\$6,300	
Plaster	55%		LIFE	* *	5-10	\$146,100	
Wood	10%		LIFE	* *	5	\$250,100	
Ceilings							
AcousTileSusp.Lay-In	20%		2041	* *	5	\$72,200	
AcousTileSusp.Lay-In	5%		2045	* *	5	\$18,100	
Exposed Concrete	10%		LIFE	* *	5-10	\$45,100	
Gypsum Board	5%		LIFE	* *	5-10	\$62,100	
Plaster Site Enclosure	60%		LIFE	* *	5-10	\$372,400	

Site Enclosure

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

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

Asset #: 2039

Architecture		Current I	Current Repair		Future Replacement		aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	15%		#10.000	2048	* *			
Iron Picket	85%		\$18,900	2048				
		/кизипд, Е 1 : Through	xtent : Moderate, A	rea Ajje	viea : 25%			
		U	Extent : Moderate,	Area Afi	Sected · 25%			
		ı : Through		111001199	2370			
Free Standing Walls		8 -						
Masonry: Brick	100%			2038	* *			
Retaining Walls								
Masonry: Brick	75%		\$9,600	2038	* *			
	_	_	Extent : Moderate	, Area Aj	fected : 5%			
		ı : Through						
			d, Extent : Moderat	e, Area A	Affected: 5%			
		ı : Through			* *			
Masonry: Fieldstone	25%		\$800	2038				
		r miss/£roo i : Through	d, Extent : Moderat out	e, Area F	луестеа : 5%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2033	* *			
Pavers/Stone	10%			2041	* *			
On-Site Walkways	25%	0-2	\$5,900	2031	* *			
Asphalt	_		\$5,900 Extent : Moderate					
	_	orumoung, ı : Through		, 1110011	jeelea . 570			
Cast in Place Concrete	50%			2041	* *			
Pavers/Stone	25%			2031	* *			
Parking/Driveway								
Asphalt	100%	0-2	\$221,900	2031	* *			
-		issing Elem ı : Through	nents, Extent : Mode out	erate, Ar	ea Affected : 5%			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Throughout							
	_	d/Bulging, 1 : Through	Extent : Light, Arec out	ı Affecte	d : 5%			

Electrical	Current Repair		Futur	re Replacement	M			
System Component Type	% of Fail D Total (Year		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 2039

Electrical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	700/ 4	Ф1.40.000 2 0.50	* *	-	0.400	
Fused Disc Sw	70% 4+	\$149,000 2058		5	\$400	
	On Extended Life, Extent : Location : Old Electrica		rea : 100%			
	Other Observation, Extent		cted : 100%			
	Location : Old Electrica		cieu . 10070			
	Explanation: Signs Of V		e Of Servie Equipm	1ent		
Fused Disc Sw	30%	2048	**	5	\$300	
I used Disc 5w	Other Observation, Extent		cted : 100%	3	Φ300	
	Location : New Electrica		. 10070			
	Explanation : Main Serv		00 Amperes			
Switchgear / Switchboard			r			
Fused Disc Sw	60%	2048	* *	5	\$700	
Molded Case Bkrs	40%	2048	* *	5	\$2,700	
Raceway					·	
Conduit	80%	2028	\$510,900	1		
Conduit	20%	2048	* *	1		
Panelboards						
Fused Disc Sw	5%	2027	\$24,200	5	\$300	
Molded Case Bkrs	25%	2027	\$121,100	5	\$1,700	
Molded Case Bkrs	30%	2036	* *	5	\$2,100	
Molded Case Bkrs	40%	2044	* *	5	\$2,700	
Wiring						
Braided Cloth	10% 2-4	\$98,700 2053	**	1		
	Insulation Aged, Extent : I Location : Old Section	Moderate, Area Affecte	d : 100%			
Thermoplastic	50%	2048	* *	1		
Thermoplastic	40%	2038	* *	1		
Motor Controllers						
Locally Mounted	30%	2026	\$9,000	5	\$500	
Locally Mounted	70%	2041	* *	5	\$1,200	
Ground						
Grounding Devices	1000/	LIDE	* *	_	45.5 00	
Generic	100%	LIFE		5	\$7,700	
	Other Observation, Extent		: 100%			
	Location: Sub-basement					
C4	Explanation : Metal Wat	er Pipe				
Stand-by Power Transfer Switches						
Automatic	100%	2041	* *	1	\$80,300	
Generators	100/0	2041		1	ψου,500	
Diesel	100%	2037	* *	1	\$101,100	
D10501	Other Observation, Extent		: 100%	1	ψ101,100	
	Location : Outside The E		, -			
	Explanation: 810 Kw D					
Batteries	1					
Nickel Cadmium	100%	2023	\$1,500	5	\$58,200	
			. ,		. , -	

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

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

Asset #: 2039

Electrical	Current Repai	r Futur	e Replacement	M		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Fuel Storage						
Main Tank	100%	2056	* *	5	\$7,700	
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location : Outside					
	Explanation: 4800 Gallo	n Capacity				
Lighting						
Interior Lighting Fluorescent	55%	2020	¢020 400	10	¢121.700	
Fluorescent	05% Other Observation, Extent	2028	\$828,400	10	\$131,700	
	Location: Throughout Th	0	. 100/0			
	Explanation: T-12 Lamp	_				
Fluorescent	40%	2033	* *	10	\$95,800	
Puorescent	T-8 Lamps And Fixtures, E.		ected · 100%	10	\$93,800	
	Location: Hallways And		eciea . 10070			
Electrical	5%	2033	* *	10	¢12.000	
Fluorescent	5% Other Observation, Extent			10	\$12,000	
	Location : Hallways	. тоиетие, Агеи Ајје	ciea . 100/0			
	Explanation : Compact F	luorescent Light Fixti	ires			
Egress Lighting	23.quantum r Computer 1	218.11 1 1111				
Emergency, Service	50%	2033	* *	1		
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	30%	2033	* *	10	\$200	
No Component	70%					
Alarm						
Security System						
No Component	90%					
Generic	10%	2033	* *	1	\$9,800	
	Other Observation, Extent	-	: 100%			
	Location : 4th Floor Hall					
F: (0 1 5	Explanation : CCTV Surv	reillance Cameras				
Fire/Smoke Detection	1000/	2022	* *	1.2	¢1./0.000	
Generic, Analog	100%	2033		1-3	\$160,800	
	Other Observation, Extent Location: Throughout Th		: 100%			
	Explanation : Strobe Ligi	-	Il Stations Alama	Ralls		
	<u> Елриананон</u> . Strove Ligi	us, 110111s, Munual Ph	iii Siaiions, Aiarm	Dens		

Mechanical	Curren	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual Fuel	100%		2038	* *	1		

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

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

Asset #: 2039

Mechanical		Current l	Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment	1000/						***	
Steam Boiler	100%		7 7 . 7 . 4	2033	**	1	\$258,500	
			Extent : Light, Area Criminal Court, DA			a Of Data	ention	
			rge Hps Units And I			-		
	Other N	earby City	Buildings					
Distribution	100/			•••	de de		44.000	
Hot Wtr Piping/Pump	10%			2044	* *	4	\$1,900	
Central Plant Steam	90%			2048	* *	4	\$17,400	
Piping/Pmp Terminal Devices								
Air Handler	20%			2033	* *	1	\$32,300	
Convector/Radiator	70%			2033	* *	1	\$59,000	
Fan Coil Unit/Heat	10%			2033	* *	1	\$8,400	
Air Conditioning	1070			2033			ψο, του	
Energy Source								
Electricity	80%			2036	* *	1		
Natural Gas	20%			2038	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	22%			2031	* *	1	\$62,100	
Reciprocating Compr/Chiller	18%	Now	\$18,900	2028	\$378,300	1	\$19,600	
compil cimio			: Severe, Area Affe	cted : 5%	6			
		1 : 1 Unit, E						
			tent : Light, Area A	ffected :	40%			
		: Basemer		1 CC . 1	4007			
		servation, E 1 : Basemen	Extent : Light, Area	Affected	: 40%			
D			ry Screw Compress		Ф210 200	1	¢12 100	
Reciprocating Compr/Chiller	10%			2028	\$210,200	1	\$12,100	
		igerant, Ex 1 : Basemen	tent : Light, Area A	ffected :	20%			
			u Extent : Light, Area	Affected	. 20%			
		ı : Boiler R	_	Пусстей	. 2070			
			ral Gas Engines Di	riving Co	ompressors			
Reciprocating Compr/Chiller		Now	\$105,100	2028	\$210,200	1	\$10,900	
Compi/Chine		ent, Extent 1 : Subbase	: Severe, Area Affe ment	cted : 10	%			
Split Unit	15%			2028	\$792,900			
	R-22 Refr Location	_	tent : Light, Area Ą	ffected :	15%			
	Other Obs	ervation, E	Extent : Light, Area In Rear Yard	Affected	: 15%			
			its One On Rooftop	2 In Red	ar Yard			
Window/Wall Unit	25%			2023	\$129,000	1		

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

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

Asset #: 2039

Mechanical		Current Repair	Futur	e Replacement	М	aintenance		
System Component		Fail Date Estimated Cost		Estimated Cost		Estimated Cost	Priority	
Туре	Total	(Years)	FY		(Yrs)			
Air Conditioning	•		•				-	
Distribution								
CW & CHW Wtr	75%		2038	* *	4	\$9,600		
Pipe/Pump								
No Component	25%							
Terminal Devices								
Air Handler/Cool/Ht	75%		2033	* *	1	\$121,100		
No Component	25%							
Heat Rejection	1.70/		2020	#54.000	2	ф ол 200		
Air Cooled Condenser Unit	15%		2028	\$74,900	2	\$27,300		
Water Cooling Tower	60%		2029	* *	2	\$157,600		
No Component	25%							
Ventilation								
Distribution	1000/							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$230,400		
Exhaust Fans	0.00/		2022	de de	2	Φ= 200		
Interior	90%		2033	* *	2	\$7,200		
Roof	10%		2033	* *	2	\$800		
Plumbing								
H/C Water Piping	100%		2038	* *	1			
Brass/Copper	100%		2038		1			
HW Heat Exchanger Steam Fired	100%		2048	* *	4	\$38,700		
Sanitary Piping	10070		2040			\$30,700		
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	10070		LIIL		1			
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	10070		- LII L					
Non-Submersible	100%		2028	\$37,800	4	\$8,300		
Backflow Preventer	10070			ψ27,000	<u> </u>	\$0,200		
No Component	90%							
Generic	10%		2033	* *	1	\$1,600		
		ervation, Extent : Light, Are		: 100%		, ,		
		: Basement						
	Explanat	ion : Serving Cooling Equip	ment					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50% Other Obse Location	ervation, Extent : Light, Are : B-3	LIFE a Affected	* * : 100%				
	Explanat	ion : One Freight Unit						
Hydraulic	50%		LIFE	* *				
== <i>j</i> ====== =		ervation, Extent : Light, Are		: 100%				
	Location		arijjeetea	. 100,0				

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

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

Page: 283

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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Fire Suppression				
Standpipe				
Generic	100%	2048 **	1-5 \$131,600	
Sprinkler				
No Component	50%			
Generic	50%	2038 **	1-2 \$36,600	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : QUEENS CIVIL/HOUSING COURT

Address : 89-17 SUTPHIN BLVD.

Borough : QUEENS Agency's Number : 312-420 Program / Asset # : DGS0042.000 / 4375 Yr Built/Renovated : 1997 /

Area Sq Ft : 319,135 Project Type : REAL PROPERTY

Date of Survey : 24-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4,5,PEN

Block : 9680 Lot : 1 BIN : 4448759

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$2,055,400	\$907,600
Interior Architecture	\$1,624,700	\$24,809,000
Electrical	\$71,800	\$9,390,100
Mechanical	\$1,994,900	\$4,864,700
Total	\$5,746,800	\$39,971,500
Importance Code A	\$2,055,400	\$943,300
Importance Code B	\$3,231,600	\$14,665,900
Importance Code C	\$459,800	\$24,362,300
Total	\$5,746,800	\$39,971,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,000			\$35,500
Interior Architecture		\$50,300	\$11,200	\$22,400
Electrical	\$53,000	\$71,200	\$50,800	\$53,000
Mechanical	\$167,600	\$92,600	\$162,100	\$86,600
Elevators/Escalators	\$54,300	\$54,300	\$54,300	\$54,300
Total	\$278,900	\$268,400	\$278,400	\$251,700
Importance Code A	\$19,800	\$15,800	\$15,800	\$51,900
Importance Code B	\$259,100	\$252,600	\$262,600	\$199,800
Total	\$278,900	\$268,400	\$278,400	\$251,700



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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls						_	*	
Masonry: Brick	5%	3.7	#00.000	LIFE	* *	5	\$6,700	
Masonry: Granite	Cracking/Cr Location : Water Penetr	West Facade ration, Exten	\$80,000 tent : Moderate et : Severe, Area d I Garage @ S	ı Affected	l : 5%	5	\$10,000	
Metal/Glass Curt Wall	Water Peneti		\$536,400 at : Moderate, A 7, Room 454 Ar		* * cted : 15% East Wall - Judge	3	\$62,600	
Metal Panel	Location:	vation, Exter Mechanical on : Metal Lo		2047 Affected	* * : 100%	5-10	\$91,800	
Metal Coiling Doors	•	ented, Exten Lower Level	t : Moderate, A	2032 rea Affec	* * cted : 20%	5	\$20,900	
Panel/Paver: Limestone	Int Mortar M Location : Water Penetr	Various Locaration, Exten	\$332,400 extent: Moderan ations Through et: Moderate, A ade Level And	out Area Affed	cted : 5%	5	\$45,000	
Windows Aluminum	100%			2035	* *	5	\$71,200	
Parapets						_		
Masonry: Granite	10%	3.7	Ø1 600	LIFE	* *	5	\$500	
Metal Panel	Corrosion/R	_	\$1,600 nt : Moderate, A apet Wall - Fas		cted : 20%	5	\$800	
Metal Rail		2-4 usting, Exter Throughout	\$1,100 at : Moderate, A	2040 Area Affe	* * cted : 30%	5	\$2,900	
Panel/Paver: Limestone	Caulking De Location: Staining/Disc	Throughout	tent : Moderate		* * Affected : 20% ffected : 35%	5	\$2,900	
Weathering Steel	Location:	vation, Exter Steel Suppor	\$1,400 nt : Moderate, A rts - Mechanica n Of Non-weat	l Pentho	use	1		

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

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

Page: 286

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Asset #: 4375

ASSet # : 43/5											
Architecture		Current Repair Future Replacement			M						
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
xterior	•			•							
Roof											
IRMA/Protected Membrane	60%	Now	\$98,800	2027	\$493,800						
		_	, Extent : Moderate	e, Area A	ffected : 25%						
		ı : Penthous	5								
		_	nings, Extent : Mod	erate, Ar	ea Affected : 15%						
		ı : Penthou		A A CC -	-4-1-200/						
	_		Extent : Moderate, A se Roof At Cooling			e.					
Disease Design Control Design					**	<u>.</u>					
Plaza Roof: Stone Panel		Now	\$339,700 xtent : Severe, Arec	2057							
			stent . Severe, Aret sement Parking Ga			ades Ma	in Enetrance And				
		Courtyard	sement I arning Ga		est intersount i det	cs, 171c	in Enter three Three				
Sloped Glazing	15%	Now	\$543,800	LIFE	* *	5	\$203,800				
-	Gut/DS N	on Func/M	iss, Extent : Severe,	Area Afj	fected : 25%						
		ı : Atrium S									
	_		ed, Extent : Modera	ite, Area I	Affected : 35%						
		ı : Through									
			xtent : Moderate, A								
	Location	ı : Room 43	54, Courtyard Stair	Off Atru	ım And South Cori	ridor					
terior Floors											
Carpet	15%			2026	\$867,800	3	\$100,700				
Cast in Place Concrete	20%		\$188,500	LIFE	**	5	\$195,700				
Cust in 1 mee concrete	Cracking/		Extent : Moderate		fected : 15%	J	φ125,700				
	Water Per	etration, E	xtent : Severe, Area	a Affected	l : 10%						
	Location	ı : North Ed	ast Corner At Lowe	r Level 1							
Ceramic Tile	5%			2036	* *	5	\$22,400				
Cork Tile	10%			2047	* *	5	\$39,100				
Terrazzo	15%			LIFE	* *	5	\$52,400				
Vinyl Tile	30%			2032	* *	3	\$50,300				
Vinyl Tile	5%		\$192,700	2037	* *	3	\$8,400				
			: Severe, Area Affe evels 1 And 2	cted : 40	%						
Interior Walls	Location	ı : Lower L	eveis 1 Ana 2								
Concrete Masonry Unit	20%	Now	\$459,800	LIFE	* *	5	\$81,700				
Concrete Wasoni'y Onit			Extent : Moderate		fected : 10%	3	\$61,700				
	_	ı : Boiler R		, J.	,						
	Water Per	netration, E	xtent : Severe, Area	a Affected	l : 10%						
	Location	ı : Boiler R	oom And Lower Le	vel 2							
Fabric on Framing	15%			2028	\$23,716,100	5	\$76,600				
Glass: Single Pane	5%			LIFE	* *	5	\$38,300				
Gypsum Board	40%			LIFE	* *	5	\$245,200				
Granite Panels	5%			LIFE	* *		•				
Marble Panels	10%			LIFE	* *						
Wood	5%			LIFE	* *	5	\$204,300				

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$183,300	2040	* *	5	\$69,900	
	Staining/D	iscoloring,	Extent: Moderate	, Area Aj	ffected : 20%			
	Location	: Courtroo	om Ceilings					
AcousTileSusp.Lay-In	20%			2040	* *	5	\$89,500	
AcousTileSusp.Lay-In	15%	Now	\$126,500	2040	* *	5	\$33,600	
1 3	Staining/D	iscoloring.	Extent : Severe, A	rea Affec	rted : 30%		*,	
	_	: Atrium C		33				
Exposed Concrete	20%	Now	\$291,700	LIFE	* *	5	\$14,000	
1	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 15%		, , , , , , , , , , , , , , , , , , , ,	
	Location	: Lower L	evels 1, 2 And Fire	Pump Re	oom			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%	Now	\$137,500	LIFE	* *	5	\$83,900	
. 1	Cracking/C	Crumbling,	Extent : Moderate	, Area Af	fected : 10%			
	_	_	Of Room 454		•			
	Water Pene	etration, E.	xtent : Severe, Area	Affected	d : 20%			
			tair, Room 454	00				

lectrical	Current Repair	Future Repl	acement	М	aintenance			
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%	2037	* *	5	\$1,400			
	Other Observation, Extent: Moderate	e, Area Affected : .	100%					
	Location : Electrical Room							
	Explanation: 3- Electrical Services	Rated @ 4000 An	nperes Each					
Transformers								
Dry Type	100%	2032	* *	5	\$1,200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Electrical Room, Genera	tor Room, Boiler	Room					
	Explanation: 3-45 Kva, 2-30 Kva	480/208/120 Volts						
Switchgear / Switchboard								
Air Circuit Breaker	100%	2037	* *	5	\$1,700			
Raceway								
Conduit	100%	2037	* *	1				
Panelboards								
Fused Disc Sw	10%	2035	* *	5	\$700			
Molded Case Bkrs	90%	2035	* *	5	\$7,600			
Wiring								
Thermoplastic	100%	2037	* *	1				

Maintenance \$ are aggregated over a 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

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Motor Control Center Variable Frequency Drive	5% 85% 10% Now	\$71,800	2032 2032 2047	**	5 5	\$100 \$7,400	
	Not Functioning, Ex Location : Mechan		Аујества .	100%			
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 Automatic	90% 10% Now Other Observation,	\$9,100 Extent : Severe, Ared	2032 2047 a Affected	* * * * l : 100%	1	\$88,400 \$8,800	
	Location: Ats 3, 1 Explanation: Not	Northside 5th Floor Functoning	Mechani	cal Room			
Generators Diesel	100% Other Observation, Location: Roof				1	\$123,600	
Batteries	Explanation : Eme	rgency Generator R	ated @ 1	400kw			
Lead/Acid	100%		2020	\$1,500	5	\$11,800	
Fuel Storage Day Tank	50% Other Observation, . Location : Genera		2035 Area Affed	* * cted : 100%	5	\$29,600	
	Explanation: 250	Gallons Rated Cape	acity				
Main Tank	50% Other Observation, Location: Baseme Explanation: 4500			* * cted : 100%	5	\$4,700	
Lighting							
Interior Lighting Fluorescent	85% Other Observation, Location: Through	hout The Building	2027 Area Affed	\$4,517,400 cted: 100%	10	\$248,800	
Fluorescent	Explanation: T-8 and 10% Other Observation, Location: Hallway	Extent : Moderate, A		\$531,500 cted: 100%	10	\$29,300	
LED		pact Fluorescent L		* *			
LED	5%		2035				

Maintenance \$ are aggregated over a 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

Electrical	Current Repa	ir Futur	e Replacement	М	aintenance			
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Egress Lighting								
Emergency, Service	50%	2027	\$79,500	1				
Exit, LED	50%	2042	* *	1				
Exterior Lighting								
HID	20%	2027	\$244,200	10	\$200			
No Component	80%							
Alarm								
Security System								
No Component	60%							
Generic	40%	2027	\$391,200	1	\$47,700			
	Other Observation, Exten	t : Moderate, Area Affe	cted : 100%					
	Location : Public Space	s And Outside						
	Explanation: CCTV Su	rveillance Camera Syst	tems					
Fire/Smoke Detection								
Generic, Digital	100%	2027	\$3,348,300	1-3	\$196,700			
_	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout T	The Building						
	Explanation : Strobe Lig	hts, Alarm Bells, Mani	ial Pull Stations, S	moke De	tectors, Horns			

l echanical	Current Repair	Future	Replacement	M	aintenance				
ystem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
eating									
Energy Source									
Interruptible Gas/Dual Fuel	100%	2047	* *	1					
	Other Observation, Extent : L	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Lower Level #2								
	Explanation: 1 5000 Gallor	ı Oil Tank							
Conversion Equipment									
Furnace	5%	2027	\$35,700	1	\$7,900				
	Other Observation, Extent : L Location : Roof	ight, Area Affected .	: 100%						
	Explanation : 1 Roof Top Ai Equipment Is Not In Service								
Hot Water Boiler	95%	2032	* *	1	\$149,900				
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Sub-basement Boiler Room								
	Explanation : 2 Dual Fuel H	lot Water Boilers							
Distribution									
Hot Wtr Piping/Pump	95%	2035	* *	4	\$22,400				
No Component	5%								

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Asset #: 4375

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Terminal Devices								
Air Handler	10%		\$425,800	2037	* *	1	\$17,800	
	_		oderate, Area Affe					
		-	maged Duct Insul					
			nt : Moderate, Ared			_		
			or Penthouse, 7 Of	16 Air E	landlers Supply O	r Return	Fans With	
A : II 11			Frequency Drives	2027	¢1 702 100	1	\$79,000	
Air Handler	40% 49%			2027	\$1,703,100	1	\$78,900	
Convector/Radiator Convector/Radiator	49% 1%		\$16,200	2032 2047	* *	1	\$50,500 \$900	
Convector/Radiator			\$10,200 : Moderate, Area A			1	\$900	
			or, Ruptured Base			roximatel	lv 25 LF	
ir Conditioning	20001101		, Impinica Base			Somette	, == ==	
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment	10070			2013		-		
Centrifugal, Elec Chiller	70%			2030	* *	1	\$241,800	
e en maragan, En es en mer			ent : Light, Area A		70%	-	Ψ= .1,000	
	-	_	ation Room	,,,				
	Other Obs	servation, E	xtent : Light, Area	Affected	: 70%			
			ation Room, Basem					
	Explana	tion : 3 Scr	oll Compressor Ch	illers				
Interior Pkg Unit -	5%	0-2	\$566,100	2032	* *	2	\$800	
Cooling			.				,	
S	Malfuncti	oning, Exte	nt : Moderate, Ared	a Affected	d: 100%			
	Location	i : Through	out, Multiple Mech	anical D	efects To Air Cond	litioners 2	2, 3, 4 And 5	
Interior Pkg Unit -	5%			2021	\$566,100	2	\$1,000	
Cooling					*****		, ,	
Ext Pkg Unit -	5%			2027	\$189,600	2	\$1,000	
Heating/Cooling								
	R-22 Refr	igerant, Ext	ent : Light, Area A	ffected:	10%			
	Location	ı : Penthous	e Roof					
	Other Ob	servation, E	xtent : Light, Area	Affected	: 10%			
	Location	ı : Penthous	e Roof					
	Explana	tion : 1 Roc	of Top Package Uni	it				
No Component	15%							
Distribution								
CW & CHW Wtr	70%			2047	* *	4	\$16,500	
Pipe/Pump								
No Component	30%							
Terminal Devices						_		
	500/			2027	\$1,443,300	1	\$98,700	
Air Handler/Cool/Ht	50%							
	10% 40%			2027	\$602,600	1	\$10,300	

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Asset #: 4375

Mechanical		Current I	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Air Conditioning								
Heat Rejection								
Water Cooling Tower	60%			2025	\$586,000	2	\$192,700	
Water Cooling Tower	10%		\$97,700	2032	* *	2	\$25,700	
			oderate, Area Affed					
	Location	ı : Roof, De	teriorating Hot De	ck Sectio	on Of Cooling Tow	er		
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,000	
Exhaust Fans								
Roof	10%			2027	\$50,300	2	\$1,000	
No Component	90%							
	Other Ob	servation, E	Extent : Light, Area	Affected	: 0%			
	Location	ı : Fifth Flo	or Penthouse					
	Explana	tion : This	Component Is Alred	idy Acco	unted For Under T	he Heati	ng Section Of	
	This Rep	ort						
lumbing								
H/C Water Piping	0.50			201-	de de			
Brass/Copper	95%		****	2047	* *	1		
Brass/Copper	5%		\$112,900	2057	* *	1		
			oderate, Area Affec					
	Location	ı : Basemer	t, Corroded Main	Valve Tro	ain			
Water Heater	4000				0.10.1 -0.0	_	4.600	
Gas Fired	100%			2022	\$184,700	2	\$4,600	
Sanitary Piping	4000				de de			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	\$46,200	4	\$10,100	
Sewage Ejector(s)								
Electric	100%			2027	\$87,200	4	\$19,100	
Backflow Preventer								
Generic	100%			2032	* *	1	\$19,500	
Fixtures								
Generic	100%							
/ertical Transport								
Elevators								
Geared Traction	75%			LIFE	* *			
			Extent : Light, Area	Affected	: 75%			
	Location							
	Explana	tion: 8 Un	its					
Hydraulic	25%			LIFE	* *			
	Other Ob	servation, E	Extent : Light, Area	Affected	: 25%			
	Location	ı:(1) 1-3	(2) B-1					
	Explana	tion : 3 Un	its					

Fire Suppression

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

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

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

Page: 292

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS CIVIL/HOUSING COURT

Mechanical	Current Repair	Future F	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Fire Suppression Standpipe							
Generic	100%	2047	* *	1-5	\$160,900		
Sprinkler							
Generic	100%	2047	* *	1-2	\$89,400		
Fire Pump							
Generic	100%	2036	* *	1	\$59,600		

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

Page: 293

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : QUEENS CRIMINAL COURTS
Address : 125-01 QUEENS BOULEVARD

 Borough
 : QUEENS
 Agency's Number
 : 312-418

 Program / Asset #
 : DGS0026.000 / 2764
 Yr Built/Renovated
 : 1961 / 1995

Area Sq Ft : 619,000 Project Type : REAL PROPERTY

Date of Survey : 29-Jun-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3,5,7,8,p

Block : 9653 Lot : 1 BIN : 4206522

CAPITAL	FY 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$5,679,300	\$2,862,700		
Interior Architecture	\$7,674,100	\$3,735,500		
Electrical	\$6,350,800	\$3,454,600		
Mechanical	\$4,525,600	\$14,506,700		
Total	\$24,229,800	\$24,559,500		
Importance Code A	\$5,679,300	\$2,942,300		
Importance Code B	\$17,959,200	\$21,288,100		
Importance Code C	\$591,300	\$329,100		
Total	\$24,229,800	\$24,559,500		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$35,800	\$24,100		
Interior Architecture	\$1,949,800		\$37,700	\$119,400
Electrical	\$48,800	\$62,200	\$55,000	\$57,700
Mechanical	\$740,300	\$169,300	\$370,200	\$166,200
Elevators/Escalators	\$150,000	\$150,000	\$150,000	\$150,000
Total	\$2,924,600	\$405,700	\$612,900	\$493,200
Importance Code A	\$41,900	\$44,900	\$6,100	\$7,600
Importance Code B	\$2,882,700	\$360,700	\$606,800	\$485,600
Importance Code C				
Total	\$2,924,600	\$405,700	\$612,900	\$493,200



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

rchitecture	Current Repair	Futur	Future Replacement		Maintenance				
ystem Component Type	% of Fail Date Estir Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
terior									
Exterior Walls									
Masonry: Brick	15%	LIFE	* *	5	\$115,700				
Masonry: Brick		1,767,900 LIFE	* *	5	\$115,700				
	Cracking/Crumbling, Extent: Moderate, Area Affected: 30%								
	Location: Throughout		. ===:						
	Diagonal Cracks, Extent : 1	Moderate, Area Affeci	ted: 75%						
	Location: Throughout		1 2007						
	Jnt Mortar Miss/Erod, Exte	nt : Moderate, Area A	Affected: 30%						
	Location: Throughout								
Masonry: Granite		\$184,800 LIFE	* *	5	\$11,600				
	Jnt Mortar Miss/Erod, Exte	nt : Light, Area Affec	ted : 10%						
	Location: Throughout								
Masonry: Limestone	10%	LIFE	* *	5	\$57,800				
Masonry: Limestone	45%	LIFE	* *	5	\$260,300				
	Staining/Discoloring, Exter	ıt : Moderate, Area Aj	ffected : 20%						
	Location: 1961 Wing								
Metal Panel	5%	2047	* *	5-10	\$265,100				
Metal Coiling Doors	2%	2025	\$886,700	5	\$48,200				
Window Wall	6%	2047	* *	5	\$173,500				
Windows									
Aluminum	95% Now \$2	2,080,100 2043	* *	5	\$81,700				
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 30%								
	Location: Throughout								
	Hardware Missing, Extent: Moderate, Area Affected: 30%								
	Location: Throughout								
	Water Penetration, Extent:	Moderate, Area Affec	cted : 20%						
	Location: Throughout								
Glass Block	5% Now	\$43,500 LIFE	* *	5	\$5,400				
	Broken/Missing Elements, I		ffected : 10%		. ,				
	Location : Throughout		-						

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

Asset #: 2764

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit		Now	\$22,000	LIFE	* *	5	\$9,400	
	_	_	, Extent : Light, Are	ea Affecte	ed : 10%			
		ı : Through						
			d, Extent : Light, A	rea Affec	ted : 20%			
		ı: Through	out					
Masonry: Brick	10%			LIFE	* *	5	\$4,200	
Masonry: Brick	30%		\$292,300	LIFE	* *	5	\$12,500	
	_	_	, Extent : Moderate	, Area A <u>j</u>	fected : 10%			
		ı : Through						
			ot, Extent : Modera	te, Area A	Affected : 25%			
		ı : Through		1 00	1 2007			
		etration, E 1 : Through	xtent : Moderate, A out	rea Affe	cted : 20%			
Masonry: Limestone	30%	Now	\$397,600	LIFE	* *	5	\$15,700	
•	_	Crumbling 1 : Through	, Extent : Moderate out	, Area A <u>j</u>	fected : 20%			
	Water Pen	_	xtent : Moderate, A	rea Affe	cted : 20%			
Metal Rail	10%			2040	* *	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$13,900	2027	\$138,500			
		netration, E 1 : Through	xtent : Moderate, A out	rea Affe	cted : 10%			
Modified Bitumen	20%	Now	\$352,200	2037	* *			
	Blisters, E	Extent : Mo	derate, Area Affecte	ed : 30%				
	Location	ı : Over M	echanical Room Pe	nthouse ((1994 Wing)			
	Seams Op	en/Split, E.	xtent : Moderate, A	rea Affec	ted : 25%			
	Location	ı : Over M	echanical Room Pe	nthouse ((1994 Wing)			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over M	echanical Room Pe	nthouse ((1994 Wing)			
Modified Bitumen	45%			2027	\$792,500	10	\$134,300	
Plaza Roof: Stone Panels	20%	Now	\$132,700	2037	* *			
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Annex						
Skylight, Metal/Glass	5%	0-2	\$223,400	2047	* *			
211/115111, 1/101111, 011110								

Interior

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
system Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
iterior								
Floors	/							
Carpet			\$1,949,800 amage, Extent : Mo out	2029 oderate, 1	* * Area Affected : 40%	3	\$226,200	
Cast in Place Concrete	_		\$37,100 Extent : Moderate out	LIFE e, Area A <u>f</u>	* * fected : 10%	5	\$153,900	
Ceramic Tile	Cracking/	Now Crumbling, 1 : Through	\$59,200 Extent : Moderate out	2036 e, Area A <u>f</u>	* * Fected : 30%	5	\$15,100	
Granite Panels	_		\$649,200 Extent : Moderate out	LIFE , Area A <u>f</u>	* * fected : 30%	5	\$37,700	
Terrazzo	Cracking/	Now Crumbling, 1 : Through	\$118,400 Extent : Light, Are out	LIFE ea Affecte	* * ed : 10%	5	\$39,300	
Vinyl Tile	_		\$1,298,800 Extent : Moderate out	2037 c, Area A <u>f</u>	* * fected : 100%	3	\$56,500	
Vinyl Tile	30%			2027	\$2,597,500	3	\$113,100	
Vinyl Tile 9" X 9"	Cracking/	Now Crumbling, 1: Through	\$673,000 Extent : Moderate out	2022 e, Area A <u>f</u>	\$2,243,400 fected : 40%	3	\$75,400	
Interior Walls								
Ceramic Tile			\$103,100 Extent : Light, Are out	2036 ea Affecte	* * ed : 10%	5	\$18,400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$14,800	
Gypsum Board	15%			LIFE	* *	5	\$66,400	
Masonry: Brick	5%			LIFE	* *			
Granite Panels	3%			LIFE	* *			
Marble Panels	5%			LIFE	* *			
Plaster	52%			LIFE	* *	5	\$115,100	
SGFT/Glazed Masonry			\$72,400 Extent : Moderate out	LIFE e, Area A <u>f</u>	* * fected : 10%			
Wood			\$415,800 Extent : Moderate, out	LIFE Area Aff	* * ected : 100%	5	\$147,600	

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

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

Asset #: 2764

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	0-2	\$236,700	2032	* *	5	\$25,100	
	U	Crumbling, : Through	Extent : Moderate out	, Area A <u>j</u>	fected : 60%			
AcousTileConcealSpLn	17%			2040	* *	5	\$213,600	
AcousTileConcealSpLn	30%			2032	* *	5	\$377,000	
Exposed Struc: Steel	5%	Now	\$536,200	LIFE	* *			
-	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Mechani	cal Room Penthou	se (1994	Wing)			
Glass: Susp Panels	3%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$62,800	
Plaster	35%	0-2	\$935,600	LIFE	* *	5	\$219,900	
		Crumbling, : Through	Extent : Light, Are	ea Affecte	ed : 20%			
	Water Pene	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Room 19	0, 825, 856					

Electrical	Current Repair	Futur	e Replacement	М	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Air Circuit Breaker	50%	2027	\$79,600	5	\$1,600	
	Other Observation, Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Electrical Room 1					
	Explanation: Two 4000 Amperes Main	ı Discon	nect Switch			
Fused Disc Sw	50%	2047	* *	5	\$1,300	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room 2					
	Explanation: Two 3000 Amperes Main	n Discon	nect Switch			
Transformers						
Dry Type	100%	2040	* *	5	\$2,300	
	Other Observation, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Electrical Room 2					
	Explanation: 150 Kva, 480/208/120 V	olts				
Switchgear / Switchboard						
Air Circuit Breaker	65%	2027	\$418,300	5	\$2,100	
Air Circuit Breaker	20%	2047	* *	5	\$600	
Fused Disc Sw	5%	2047	* *	5	\$100	
Molded Case Bkrs	10%	2047	* *	5	\$1,600	
Raceway						
Conduit	25%	2047	* *	1		
Conduit	75%	2027	\$592,900	1		

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

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

Asset #: 2764

Electrical		Current F	Repair	Futur	re 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	3%			2043	* *	5	\$400		
Fused Disc Sw	7%			2026	\$50,900	5	\$1,000		
Molded Case Bkrs	70%			2026	\$508,800	5	\$11,400		
Molded Case Bkrs	20%			2043	**	5	\$3,300		
Wiring							•		
Braided Cloth	15%	2-4	\$182,700	2052	* *	1			
		Aged, Exte : Old Sect	ent : Moderate, Are ions	a Affecte	ed : 100%				
Thermoplastic	65%			2027	\$791,500	1			
Thermoplastic	20%			2047	* *	1			
Motor Controllers									
Locally Mounted	5%			2040	* *	5	\$200		
Locally Mounted	15%			2025		5	\$600		
Motor Control Center	20%			2040	* *	5	\$3,400		
Motor Control Center	50%			2025	\$717,800	5	\$8,400		
Variable Frequency	10%			2044	* *				
Drive									
Ground									
Grounding Devices									
Generic	50%			LIFE	* *	5	\$4,500		
Generic	50%			LIFE	* *	5	\$4,500		
Stand-by Power Transfer Switches									
Automatic	100%			2040	* *	1	\$190,400		
Generators									
Diesel	Location		Extent : Moderate, A or Room - Penthou. 400 Kw		* * ected : 100%	1	\$239,700		
Batteries Nickel Cadmium	100%			2022	\$1,500	5	\$138,000		
Fuel Storage Day Tank	50%			2043	* *	5	\$57,400		
	Location	: Generate	Extent : Moderate, A or Room - Penthou 300 Gallons		ected : 100%				
Main Tank	Location	ervation, E : Basemen tion : 10,00		2055 Area Affe	* * ected : 100%	5	\$9,100		

Lighting

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

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

Asset #: 2764

Electrical	Current Repair	Futu	re Replacement	acement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting					***	
Fluorescent	40%	2022	\$4,123,300	10	\$227,100	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation : T-12 Lamps				000 100	
Fluorescent	5%	2032	* *	10	\$28,400	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: New Sections					
	Explanation : Compact Flourescent L					
Fluorescent	10%	2037	**	10	\$56,800	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Are	a Affected : 100%			
	Location : Throughout The Building					
HID	10%	2032	* *	10	\$2,000	
Incandescent	10%	2032	* *	2	\$1,400	
LED	25%	2037	* *			
Egress Lighting						
Emergency, Service	10%	2037	* *	1		
Emergency, Battery	20%	2027	\$169,200	10	\$29,900	
Exit, LED	40%	2055	* *	1		
Exit, Service	30%	2022	\$62,700	1		
Exterior Lighting						
HID	70%	2022	\$1,657,700	10	\$1,300	
HID	30%	2035	* *	10	\$600	
Alarm						
Security System	000/					
No Component	90%	2022	* *		#22.100	
Generic	10%	2032	* *	1	\$23,100	
Fire/Smoke Detection	000/					
No Component	90%	2022	* *	1.2	¢20 100	
Generic, Analog	10%	2032	* *	1-3	\$38,100	

Mechanical	Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•				
Energy Source						
Plant Campus Steam /	80%	2037	* *	1		
PRV						
	Other Observation, Extent : Light, Area	Affected	: 80%			
	Location: Basement					
	Explanation: Steam Supply From Bor	ough Ha	ll.			
Interruptible Gas/Dual	20%	2047	* *	1		
Fuel						

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

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

Asset #: 2764

Mechanical		Current l	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	200/			2022	ate ate		461.200	
Hot Water Boiler	20%			2032	**	1	\$61,200	
			Extent : Light, Area hanical Room	Affectea	: 20%			
		tion : 2 Un						
Pres. Reducing Valve/LI		non . 2 On		2030	* *	5	\$29,400	
Steam	6070			2030		3	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2035	* *	4	\$9,200	
Central Plant Steam	80%			2037	* *	4	\$24,400	
Piping/Pmp							. ,	
Terminal Devices								
Air Handler	70%			2027	\$5,781,000	1	\$268,000	
Convector/Radiator	10%			2032	* *	1	\$20,000	
Fan Coil Unit/Heat	20%			2027	\$1,759,200	1	\$40,000	
Air Conditioning								
Energy Source	1000/			• • • •	ate ate			
Electricity	100%			2043	* *	1		
Conversion Equipment	r 80%			2030	* *	1	\$535,900	
Centrifugal, Elec Chiller		ervation I	Extent : Light, Area			1	\$333,900	
			ilding Refrigeratio			ion Room	ı	
			gerant #123		2 ., .g			
Interior Pkg Unit -	10%		5	2021	\$2,196,000	2	\$3,800	
Cooling	1070			2021	Ψ2,170,000	2	Ψ3,000	
comg	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected : .	10%			
	Location	: Various	Locations					
Exterior Pkg Unit -	10%			2027	\$475,600	2	\$3,800	
Cooling								
C	R-22 Refra	gerant, Ex	tent : Light, Area A	ffected : .	10%			
	Location	: Roof						
Distribution								
CW & CHW Wtr	80%			2037	* *	4	\$24,400	
Pipe/Pump								
No Component	20%							
Terminal Devices				• • • =		_	00000	
Air Handler/Cool/Ht	80%			2027	\$5,269,500	1	\$306,200	
No Component	20%							
Heat Rejection	2007			2027	\$630.000	2	#07.200	
Dry Cooler	20%	Na	¢524 000	2027	\$638,800	2	\$86,200	
Water Cooling Tower		Now Extent: M	\$534,900 Toderate, Area Affe	2021	\$1,783,000	2	\$398,700	
			oueraie, Area Ajjeo dly Corroded	.iea . 507	0			
Ventilation	Location	. Sucu Du	any corroacu					
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	
	10070						\$2.12,200	

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

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

Asset #: 2764

Mechanical		Current F	Repair	Futur	e Replacement	Maintenance			
System Component Type		Tail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation									
Exhaust Fans									
Interior	90%			2032	* *	2	\$17,100		
Roof	10%			2032	* *	2	\$1,900		
Plumbing									
H/C Water Piping	1000/			• • • •	di di				
Brass/Copper	100%			2037	* *	1			
Water Heater	1000/		4.0 - - 0	• • • •	44.50.400	_	47.4 00		
Gas Fired	100%	0-2	\$107,500	2022	\$358,200	2	\$7,200		
			xtent : Severe, Ared						
			n Building, 1 In Q1		g				
IIWII F 1	Explanatio	on : 1 Out	Of 3 Is Obsolete U	nıt					
HW Heat Exchanger Steam Fired	80%			2037	* *	1	\$40,000		
No Component	80% 20%			203/		4	\$49,000		
Sanitary Piping	20%								
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping	10070			LIFE		1			
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)	10070			LIIL		1			
Non-Submersible	100%			2027	\$89,600	4	\$19,600		
Sewage Ejector(s) Electric	100%			2027	\$169,200	4	\$37,000		
Backflow Preventer					· · · · · · · · · · · · · · · · · · ·		. , , ,		
No Component	40%								
Generic	60%			2027	\$89,600	1	\$22,700		
Fixtures					·		•		
Generic	100%								
Vertical Transport Elevators									
Geared Traction	100%			LIFE	* *				
3 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		rvation, E	xtent : Light, Area		: 100%				
	Location :		· ·						
	Explanatio	_							
Fire Suppression									
Standpipe									
Generic	100%			2037	* *	1-5	\$323,700		
Sprinkler									
No Component	80%								
Generic	20%			2037	* *	1-2	\$34,700		
Fire Pump									
Generic	100%			2030	* *	1	\$115,600		

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

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

Page: 302

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : QUEENS FAMILY COURT
Address : 151-20 JAMAICA AVENUE

Borough : QUEENS Agency's Number : N/A
Program / Asset # : DGS0048.000 / 13663 Yr Built/Renovated : 2003 /

Area Sq Ft : 175,000 Project Type : REAL PROPERTY

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,4,5,PH

Block : 10093 Lot : 1 BIN : 4826930

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$541,200	\$430,300
Interior Architecture	\$349,200	\$458,300
Electrical		\$152,500
Mechanical	\$43,400	\$144,600
Total	\$933,800	\$1,185,700
Importance Code A	\$541,200	\$430,300
Importance Code B	\$273,300	\$519,800
Importance Code C	\$119,300	\$235,700
Total	\$933,800	\$1,185,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$67,900		\$12,400	
Interior Architecture	\$67,900		\$52,800	\$12,900
Electrical	\$40,100	\$23,900	\$33,600	\$25,500
Mechanical	\$104,700	\$68,300	\$111,400	\$59,700
Elevators/Escalators	\$79,400	\$79,400	\$79,400	\$79,400
Total	\$360,000	\$171,600	\$289,500	\$177,400
Importance Code A	\$76,600	\$8,700	\$21,100	\$8,700
Importance Code B	\$241,900	\$162,900	\$268,500	\$164,300
Importance Code C	\$41,500			\$4,500
Total	\$360,000	\$171,600	\$289,500	\$177,400



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

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

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	_		LIFE	* *	5	\$341,600	
		ice, Extent : Penthou.	: Moderate, Area A se	Affected .	5%			
Metal Panel	3%			2048	* *	5-10	\$38,300	
Window Wall	5%	Now	\$9,000	2048	* *	5	\$17,400	
			xtent : Moderate, A trances North And		cted : 5%			
Windows								
Aluminum		Now	\$26,600	2044	* *	5	\$15,700	
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: 4th Floo	r Offices					
Metal Louvers	3%			2037	* *	10	\$6,100	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$73,100	
Pre-Cast Concrete		Now	\$15,500	LIFE	* *	5	\$6,700	
	Jnt Mortar Location		l, Extent : Moderat	e, Area A	Affected : 25%			
Stucco Cement	45%			2041	* *	5	\$24,800	
Roof								
IRMA/Protected Membrane	80%	Now	\$16,800	2033	* *			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 2%			
	Location	: Offices 5	th Floor					
Skylight, Metal/Glass	5%	Now	\$48,500	2048	* *			
.	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Main Lo	bby					
Sloped Glazing	15%			LIFE	* *	5	\$518,900	
Soffits							40-0,500	
Metal Panel	100%			2048	* *	5-10		
nterior								
Floors								
Carpet	15%			2027	\$655,000	3	\$76,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$73,900	
Ceramic Tile	5%			2037	* *	5	\$16,900	
Terrazzo	10%			LIFE	* *	5	\$52,800	
Vinyl Tile	65%			2033	* *	3	\$82,300	

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

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

Asset #: 13663

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%			2037	* *	5	\$8,900	
Concrete Masonry Unit	5%			LIFE	* *	5	\$11,900	
Glass: Single Pane	2%			LIFE	* *	5	\$8,900	
Gypsum Board	65%	Now	\$16,300	LIFE	* *	5	\$116,300	
			xtent : Moderate, A	rea Affec	cted : 2%			
	Location	i : 5th Floo	r Offices					
Masonry: Brick	12%			LIFE	* *	10	\$10,700	
Metal Panel	3%			LIFE	* *	10	\$4,000	
Wood	10%			LIFE	* *	5	\$238,600	
Ceilings								
AcousTileSusp.Lay-In	85%	Now	\$47,000	2041	* *	5	\$143,500	
			xtent : Moderate, A r Throughout	rea Affec	cted : 2%			
Exposed Struc: Steel	5%	Now	\$72,100	LIFE	* *			
1	Water Pen	etration, E.	xtent : Moderate, A	rea Affec	cted : 1%			
	Location	: Basemer	nt, Below Exterior V	Valkway				
Gypsum Board	10%			LIFE	* *	5-10	\$116,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	100%			2048	* *			
			Extent : Moderate,	Area Aff	ected : 25%			
	Location	i : Through	out					
Site Pavements								
Public Sidewalk								
Pavers/Stone	100%			2037	* *			
On-Site Walkways								
Pavers/Stone	100%			2037	* *			

ectrical	Current Repair	Future Repla	acement	Ma	aintenance				
stem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority			
der 600 Volts									
Service Equipment									
Fused Disc Sw	100%	2048	* *	5	\$800				
	Other Observation, Extent : Mo	oderate, Area Affected : 1	00%						
	Location : Electrical Room								
	Explanation : 2- Main Service	e Switches Rated @ 2000	Amperes A	nd 1200	Amperes				
Transformers									
Dry Type	100%	2041	* *	5	\$600				
7 71	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room A	nd Penthouse							
	Explanation: 45 Kva, 2-30 l	Kva 480/2018/120v And .	10- 51 Kva	460/230v	,				
Switchgear / Switchboard									
Fused Disc Sw	100%	2048	* *	5	\$800				

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

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

Asset #: 13663

Electrical	Current Repair	Future Rep	lacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	10%	2044	* *	5	\$400	
Molded Case Bkrs	90%	2044	* *	5	\$4,100	
Wiring	100/	2041	* *	1		
Busway	10%	2041	* *	1		
Thermoplastic	90%	2048	* *	1		
Motor Controllers	100/	2041	* *	-	¢100	
Locally Mounted	10%	2041	* *	5 5	\$100	
Motor Control Center	90%	2041		3	\$4,300	
Grounding Davices						
Grounding Devices Generic	100%	LIFE	* *	5	\$5,100	
Stand-by Power	10070	LIFE			\$5,100	
Transfer Switches						
Automatic	100%	2041	* *	1	\$53,800	
Generators	10070	2041		1	Ψ55,000	
Diesel	100%	2037	* *	1	\$67,800	
Dieser	Other Observation, Extent : L		%	1	φοτ,σσσ	
	Location: Penthouse	g, 55				
	Explanation : Emergency Ge	enerator Rated @ 1100 K	·w			
Batteries	7					
Lead/Acid	100%	2022	\$1,500	5	\$6,500	
Fuel Storage					•	
Day Tank	50%	2044	* *	5	\$16,200	
	Other Observation, Extent : L Location : Penthouse	ight, Area Affected : 1009	%			
	Explanation: 275 Gallons C	Capacity				
Main Tank	50%	2056	* *	5	\$2,600	
	Other Observation, Extent : L Location : Basement	ight, Area Affected : 1009	%		,	
	Explanation: 5000 Gallons	Capacity				
Lighting						
Interior Lighting						
Fluorescent	85%	2033	* *	10	\$136,400	
	T-8 Lamps And Fixtures, Exter Location : Throughout The I		100%			
Fluorescent	10%	2033	* *	10	\$16,100	
	Other Observation, Extent : L Location : Hallways	ight, Area Affected : 1009	%			
	Explanation: Compact Fluo	rescent Light Fixtures				
HID	5%	2033	* *	10	\$300	
	Other Observation, Extent : L Location : Atrium		%	-	72.0	
	Explanation : Artwork Flood	lliahtina				

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

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

Asset #: 13663

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2033	* *	1		
Exit, LED	50%	2056	* *	1		
Exterior Lighting						
HID	30%	2033	* *	10	\$200	
	Other Observation, Extent : Lig	ght, Area Affected : 10	00%			
	Location : Roof					
	Explanation : T-3 Halogen La	umps				
No Component	70%					
Lightning Protection Arresters/Cabling						
Generic	100%	2056	* *	5	\$5,100	
	Other Observation, Extent : Lig Location : Roof	ght, Area Affected : 10	00%			
	Explanation: Copper					
Alarm						
Security System						
No Component	70%				*	
Generic	30%	2033	**	1	\$19,600	
	Other Observation, Extent : Lig	,	00%			
	Location: Hallways, Lobby A					
T' (G 1 D	Explanation: CCTV Surveille	ince Cameras				
Fire/Smoke Detection	1000/	2022	* *	1.2	#107.000	
Generic, Analog	100%	2033		1-3	\$107,800	
	Other Observation, Extent: Lig		0070			
	Location: Throughout The Bi		tations And Co-	oka Deta	atous	
	Explanation: Strobe Lights, I	101118, Manual Pull S	iaiions Ana Sm	оке Дете	CLOFS	

Current Repair	Future	Replacement	Ma	aintenance	
% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2048	* *	1		
100%	2041	* *	1	\$86,500	
Other Observation, Extent : Light, Area	Affected :	100%			
Location: Basement Boiler Room					
Explanation: 2 Units					
100%	2044	* *	4	\$12,900	
60%	2033	* *	1	\$64,900	
40%	2041	* *	1	\$22,600	
	% of Fail Date Estimated Cost Total (Years) 100% 100% Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 2 Units 100% 60%	% of Total (Years) 100% 2048 100% 2048 100% 2041 Other Observation, Extent: Light, Area Affected: Location: Basement Boiler Room Explanation: 2 Units 100% 2044 60% 2033	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 100% 2048 ** 100% 2041 ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 2 Units 2044 ** 100% 2044 ** 60% 2033 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 100% 2048 ** 1 100% Other Observation, Extent: Light, Area Affected: 100% Location: Basement Boiler Room Explanation: 2 Units ** 4 100% 2044 ** 4 60% 2033 ** 1	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2048 ** 1 \$86,500 Other Observation, Extent : Light, Area Affected : 100% 100% \$86,500 Location : Basement Boiler Room Explanation : 2 Units 2044 ** 4 \$12,900 60% 2033 ** 1 \$64,900

Air Conditioning

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

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

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

Asset #: 13663

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of F Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Natural Gas	100%			2048	* *	1		
Conversion Equipment								
Absorption	90%			2033	* *	1	\$170,400	
Chiller/Direct Fire	0.1 01			A CC . 1	000/			
	Location :		xtent : Light, Area	Affected	: 90%			
				1 D	T			
.		on : 3 Uni	ts One Being Servi		ng visit **		ФО 100	
Reciprocating	10%			2033	* *	1	\$8,100	
Compr/Chiller								
Distribution CW & CHW Wtr	100%			2049	* *	4	¢12.000	
	100%			2048		4	\$12,900	
Pipe/Pump Terminal Devices								
Air Handler/Cool/Ht	100%			2033	* *	1	\$108,200	
Heat Rejection	10070			2033		1	\$100,200	
Air Cooled Condenser	10%			2033	* *	2	\$12,200	
Unit	1070			2033		2	\$12,200	
Water Cooling Tower	90%			2029	* *	2	\$158,500	
Ventilation	7070					_	\$100,000	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$154,500	
Exhaust Fans								
Interior	98%			2033	* *	2	\$5,300	
Roof	2%			2033	* *	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	* *	1		
Water Heater								
Gas Fired	100%			2026	\$101,300	2	\$2,500	
			xtent : Light, Area		: 100%			
			se Mechanical Roo	m				
- · · ·	Explanation	on : 2-250	Gallons					
Sanitary Piping	1000/			LIEE	* *	1		
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/			TIPP	* *	1		
Cast Iron	100%			LIFE		1		
Sewage Ejector(s) Electric	100%			2033	* *	4	\$7,000	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	4000/				di di			
Geared Traction	100%			LIFE	**			
			xtent : Light, Area		: 100%			
			Ph, (8) B-5, (3) B	-4				
	Explanation	on : 12 U1	iiis					

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

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

Page: 308

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS FAMILY COURT

Mechanical	Current Repair	Future Replacem	ent	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost Cycl (Yrs		Priority
Vertical Transport					
Escalators					
Over 20' Rise	100%	LIFE	* *		
	Other Observation, Extent: Light, Area	a Affected : 100%			
	Location : First To Second, Second To	o Third And Third To I	Fourth Floors	7	
	Explanation: 6 Units				
Fire Suppression					
Standpipe					
Generic	100%	2048	* * 1-5	\$88,200	
Sprinkler					
Generic	100%	2048	** 1-2	\$49,000	
Fire Pump					
Generic	100%	2037	** 1	\$32,700	

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

Page: 309

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : QUEENS SUPREME COURT
Address : 88-11 SUTPHIN BOULEVARD

Borough : QUEENS Agency's Number : 312-415
Program / Asset # : DGS0027.000 / 2038 Yr Built/Renovated : 1939 / 2004

Area Sq Ft : 308,200 Project Type : REAL PROPERTY

Date of Survey : 22-Jun-2017 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors L,3,4,7,PH

Block : 9691 Lot : 1 BIN : 4207071

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,600,200	\$391,600
Interior Architecture	\$1,757,800	\$3,462,400
Electrical		\$1,475,500
Mechanical	\$76,400	\$1,333,300
Site Pavements	\$134,600	
Total	\$3,569,100	\$6,662,900
Importance Code A	\$1,600,200	\$391,600
Importance Code B	\$572,200	\$5,087,500
Importance Code C	\$1,396,700	\$1,183,700
Total	\$3,569,100	\$6,662,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$50,600		\$42,700	
Interior Architecture	\$48,900		\$47,000	\$26,400
Electrical	\$89,400	\$31,800	\$37,800	\$34,700
Mechanical	\$170,100	\$132,700	\$172,600	\$109,000
Site Enclosure	\$27,200			
Elevators/Escalators	\$69,100	\$69,100	\$69,100	\$69,100
Total	\$455,300	\$233,500	\$369,100	\$239,200
Importance Code A	\$81,200	\$30,500	\$73,200	\$30,500
Importance Code B	\$346,900	\$203,000	\$295,900	\$208,700
Importance Code C	\$27,200			
Total	\$455,300	\$233,500	\$369,100	\$239,200



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

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

Asset #: 2038

chitecture	Current Repair Future Replacement Maintenance					aintenance		
tem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls	20/		LIDE	ale ale	1.0	0101 000		
Bronze/Brass	2%		LIFE	* *	10	\$131,800		
Masonry: Brick	3% Staining/Discoloring,		LIFE ea Affected		5	\$25,300		
	Location : Penthous							
Masonry: Granite	8% 4+ Int Mortar Miss/Erod Location : Through		LIFE e, Area Affe	* * ected : 5%	5	\$25,300		
Masonry: Limestone	87% Now Cracking/Crumbling, Location: Through		LIFE e, Area Affeo	* * cted : 6%	5	\$275,300		
	Staining/Discoloring,	Extent : Moderate	e, Area Affe	cted : 25%				
	Location : Through	out At Doors, Exte	rior Balcon	y, Spandrels				
Windows								
Aluminum	93% Deteriorated Finish, Location: Through		2036 a Affected :	* * 25%	5	\$67,300		
Metal Louvers	2%		2031	* *	10	\$9,000		
Steel	5% Now Water Penetration, E. Location: Pentouse		2044	* * d : 5%	5	\$22,600		
Parapets								
Masonry: Limestone	75% Now Broken/Missing Elem Location: Southeas		LIFE re, Area Aff	* * Tected : 2%	5	\$24,300		
	Jnt Mortar Miss/Erod Location : Through	out						
	Staining/Discoloring, Location : Through		e, Area Affe	cted : 25%				
Metal Rail	25%		2033	* *	5-10	\$116,400		
Roof IRMA/Protected	2%		2028	\$22,200	10	\$2,800		
Membrane Metal Panel	58% Other Observation, E Location : Through Explanation : Paint	out	2041 Area Affecte	* * ed : 100%	10	\$146,400		
Modified Bitumen	35% Now Miss/Damaged Flash Location: Over Co. Water Penetration, E.	\$28,400 ings, Extent : Mod urtroom 68 xtent : Moderate, A						
	Location : Over Co	urtroom 68						
Skylight, Metal/Glass	5%		2038	* *	10	\$22,900		
Soffits Masonry: Limestone	100%		LIFE	* *	5			

Interior

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

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

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

Architecture		Current l	Repair	Futur	e Replacement	М	aintenance	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Interior								
Floors								
Carpet	15%			2027	\$911,400	3	\$105,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$102,800	
Ceramic Tile	5%			2031	* *	5	\$23,500	
Marble Panels	5%			LIFE	* *	5	\$35,200	
Terrazzo	25%			LIFE	* *	5	\$183,600	
Vinyl Tile	45%			2028	\$1,821,300	3	\$105,700	
Interior Walls	200/	4.	# 40.100		* *	_	#114 600	
Gypsum Board	20%		\$40,100	LIFE		5	\$114,600	
		issing Eiem i : Basemen	ents, Extent : Mod	erate, Ar	ea Affectea : 2%			
			u , Extent : Moderate	A mag A	ffootod . 20/			
		n : Toilets	, Exieni : Moaeraie	e, Area A _j	ijeciea : 2%			
Marble Panels	15%			LIFE	* *	10	\$57,300	
Plaster	15%			LIFE	* *	5-10	\$121,700	
Plaster	25%			LIFE	* *	5-10	\$202,900	
Wood	20%			LIFE	* *	5	\$1,527,400	
Wood	5%			LIFE	* *	5	\$381,800	
Ceilings	200/			2022	* *	_	#04.000	
AcousTileSusp.Lay-In	20%	0.2	¢4.000	2033	* *	5 5	\$94,000	
Gypsum Board	5% Water Pen		\$4,800 xtent : Light, Area	LIFE Affected		3	\$29,400	
		: Toilets	0 /	33				
Plaster	20%	Now	\$70,000	LIFE	* *	5	\$58,700	
	Staining/L	Discoloring	, Extent : Moderate	e, Area Aj	ffected : 5%			
	Location	ı : Through	out					
			xtent : Moderate, A	rea Affe	cted : 2%			
	Location	ı : Through	out					
Plaster	55%			LIFE	* *	5-10	\$444,200	
	_	_	, Extent : Moderate	e, Area Aj	ffected : 10%			
		ı : Through						
			xtent : Moderate, A	rea Affe	cted : 10%			
o'. E. 1	Locatioi	ı : Through	out					
Site Enclosure								
Fence/Gates Chain link	10%			2048	* *			
Iron Picket	90%	Now	\$27,200	2048	* *			
non i leret			xtent : Severe, Ared		d : 90%			
		_	out, Corner Post C					
	Deteriora	ted Finish,	Extent : Severe, Ar		_			
		: Through		A CC	1 50/			
	-	ımage, Exte ı : Gate Da	ent : Moderate, Are maged	и Ађесtе	ra : 5%			
Site Pavements			U					
Public Sidewalk								
Cast in Place Concrete	95%			2041	* *			
Pavers/Stone	5%		es and are not escalat	2037				

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 QUEENS SUPREME COURT

Asset #: 2038

Architecture	Current Repair	Future Replacement	Maintenance
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)
Site Pavements On-Site Walkways Cast in Place Concrete	77% Now \$39,300	2033 **	
	Broken/Missing Elements, Extent: Mod Location: Throughout Cracking/Crumbling, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Throughout Tripping Hazard, Extent: Moderate, An Location: Throughout	r, Area Affected : 15% Area Affected : 10%	
Masonry: Granite	23% Now \$38,100 Cracking/Crumbling, Extent: Moderate Location: Throughout Misaligned/Bulging, Extent: Moderate, Location: Throughout Tripping Hazard, Extent: Moderate, An Location: Throughout	Area Affected : 5%	
Parking/Driveway Asphalt	100% 4+ \$57,300	2031 **	

Cracking/Crumbling, Extent: Moderate, Area Affected: 20%

Location: Throughout

lectrical	Current Repair	Future R	eplacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2048	* *	5	\$700	
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected : 10	00%			
	Explanation: Two 4000 Amperes M	ain Disconnec	t Switch			
Fused Disc Sw	50%	2038	* *	5	\$700	
	Other Observation, Extent : Light, Ar Location : Electrical Room					
	Explanation: One 4000 And One 12	200 Amperes M	lain Disconnect	Switch		
Transformers						
Dry Type	100%	2041	* *	5	\$1,100	
	Other Observation, Extent : Light, Ar					
	Location : Chiller And Elevator Ma	chinery Rooms	,			
	Explanation : 2- 750 Kva, 480/277/	208 Volts 6- 30	Kva 208/480/2	77 Volts		
Switchgear / Switchboard	·		·			
Fused Disc Sw	100%	2048	* *	5	\$1,300	
Raceway						
Conduit	50%	2028	\$197,600	1		
Conduit	50%	2048	* *	1		

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

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

Asset #: 2038

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%		2044	* *	5	\$400	
Molded Case Bkrs	60%		2044	* *	5	\$4,900	
Molded Case Bkrs	35%		2027	\$127,200	5	\$2,800	
Wiring							
Braided Cloth	5% 2-4	\$30,400	2053	**	1		
	Insulation Aged, Extendation : Througho		ı Affectei	d : 100%			
Thermoplastic	50%		2028	\$304,400	1		
Thermoplastic	45%		2048	* *	1		
Motor Controllers							
Locally Mounted	60%		2041	* *	5	\$1,200	
Locally Mounted	20%		2026	\$151,600	5	\$400	
Variable Frequency	20%		2045	* *			
Drive							
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$9,100	
Stand-by Power							
Transfer Switches	1000/		2011	ata ata		#04.000	
Automatic	100%		2041	* *	1	\$94,800	
Generators	1000/		2027	* *	1	Ø110 400	
Diesel	100%		2037		1	\$119,400	
	Other Observation, Ex	tent : Light, Area I	Ађестеа	: 100%			
	Location: Roof		D(:	7 : : : :			
Batteries	Explanation : No Ave	шавіе Nameріате	Kanng C	ларасну			
Lead/Acid	100%		2022	\$1,500	5	\$11,400	
Fuel Storage	10070		2022	\$1,500	3	\$11,400	
Day Tank	50%		2044	* *	5	\$28,600	
Day Talik	Other Observation, Ex	tent · Light Area		. 100%	3	\$20,000	
	Location : Roof	iem . Ligm, meu i	ш	. 10070			
	Explanation: 275 G	allons Canacity					
Main Tank	50%	лионь Сирисиу	2056	* *	5	Ø4 500	
Main Tank	50% Other Observation, Ex	tant Light Avag			3	\$4,500	
	Location : Undergro	_	ъдества	. 10070			
	_						
I ighting	Explanation: 2000 (sations Capacity					

Lighting

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

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

Asset #: 2038

Electrical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	60%		2033	* *	10	\$169,600	
		Extent : Light, Area	Affected	: 100%			
	_	ghout The Building					
	Explanation: T-8	Lamps					
Fluorescent	18%		2033	* *	10	\$50,900	
	Other Observation,	${\it Extent: Light, Area}$	Affected	: 100%			
	Location : Hallwo	ys And Court Rooms	S				
	Explanation: Con	npact Fluorescent Li	ght Fixtu	ires			
Incandescent	2%		2023	\$102,700	2	\$100	
LED	20%		2036	* *			
	Recent Installation,	Extent : Light, Area	Affected	: 100%			
	Location: Lobby,	Courtrooms And Ha	llways				
Egress Lighting							
Emergency, Service	50%		2028	\$76,800	1		
Exit, LED	50%		2056	* *	1		
Exterior Lighting							
HID	25%		2028	\$294,800	10	\$200	
LED	5%		2033	* *			
No Component	70%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2063	* *	5	\$9,100	
Alarm						-	
Security System							
No Component	70%						
Generic	30%		2033	* *	1	\$34,500	
	Other Observation,	Extent : Light, Area	Affected	: 100%			
	Location : Hallwo	iys And Outside					
	Explanation: CC	TV Surveillance Can	ieras				
Fire/Smoke Detection							
No Component	60%						
Generic, Analog	40%		2033	* *	1-3	\$76,000	
, ,	Other Observation,	Extent : Light, Area	Affected	: 100%		•	
		ays, Mechanical Room					
	Explanation : Str	obe Lights, Manual F	Pull Statio	on, Smoke Detector	rs And H	orns	

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

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

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

Asset #: 2038

Mechanical	Cur	rent Repair	Future	Replacement	Ma	aintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Steam Boiler		ion, Extent : Light, Area basement Boiler Room		**	1	\$305,200	
	Explanation:	2 Low Pressure Steam \	Inits				
Distribution Central Plant Steam Piping/Pmp	100%		2048	* *	4	\$22,800	
Terminal Devices Air Handler	40%		2033	* *	1	\$76,200	
Convector/Radiator	60%		2033	* *	1	\$59,700	
Air Conditioning Energy Source Plant Campus Steam / PRV	30%		2038	* *	1		
Electricity	70%		2036	* *	1		
Conversion Equipment Absorption Chiller/Steam/HW	25%		2037	* *	1	\$83,400	
Centrifugal, Elec Chiller	R-134a Refriger Location : Bas Recent Repair E	cant, Extent : Light, Area sement AC Room Evident, Extent : Light, A sement Mechanical Roon	rea Affec		1	\$133,400	
Split Unit	5% R-134a Refriger Location: Roo	rant, Extent : Light, Area	2028 Affected	\$312,100			
Window/Wall Unit No Component	15% 15%		2023	\$91,400	1		
Distribution CW & CHW Wtr Pipe/Pump	70%		2038	* *	4	\$10,600	
No Component	30%						
Terminal Devices Air Handler/Cool/Ht	65%		2033	* *	1	\$123,900	
Fan Coil - 4 Pipe	5%		2033	* *	1	\$5,000	
No Component Heat Rejection Air Cooled Condenser	5%		2033	* *	2	\$10,700	
Unit Water Cooling Tower No Component	65% 30%		2029	* *	2	\$201,600	
Ventilation Ventilation	3070						
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$272,100	
						*	

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

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

Asset #: 2038

Mechanical	Current Repair	Futur	e Replacement	М	aintenance					
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
Ventilation										
Exhaust Fans										
Interior	95%	2033	* *	2	\$9,000					
Roof	5%	2028	\$24,300	2	\$500					
Plumbing										
H/C Water Piping	1000/	2020	* *	1						
Brass/Copper	100%	2038	* *	1						
Water Heater	1000/	2022	¢170.200	2	¢4.500					
Gas Fired	100%	2023	\$178,300	2	\$4,500					
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room								
		исш коот								
HW/ H4 E 1	Explanation: 1 250 Gallons									
HW Heat Exchanger Steam Fired	100%	2028	¢165 700	4	\$45,700					
Steam Fired			\$465,700	4	\$43,700					
	Other Observation, Extent : Li Location : Basement Mechan		: 100%							
		исан коот								
G ' P' '	Explanation: 1 300 Gallons									
Sanitary Piping	1000/	LIEE	* *	1						
Cast Iron	100%	LIFE	* *	1						
Storm Drain Piping	1000/		* *							
Cast Iron	100%	LIFE	* *	1						
Sump Pump(s)	1000/	2022	** ** * * * * * * * *		#0.000					
Non-Submersible	100%	2023	\$44,600	4	\$9,800					
Sewage Ejector(s)	1000/	•••	404.400		0.1 0.100					
Electric	100%	2028	\$84,200	4	\$18,400					
Backflow Preventer	1000/	•	di di		440000					
Generic	100%	2033	* *	1	\$18,900					
Fixtures										
Generic	100%									
/ertical Transport										
Elevators										
Geared Traction	100%	LIFE	* *							
	Other Observation, Extent : Li		: 100%							
	Location: (5) Sub-basement,									
	Explanation: 10 Units. 5 Units.	nits Are Currently	Not In Service							
Fire Suppression										
Standpipe										
Generic	100%	2048	* *	1-5	\$155,400					
Sprinkler										
Generic	100%	2048	* *	1-2	\$86,300					
Fire Pump				_						
Generic	100%	2031	* *	1	\$57,600					
C1 ' 1.C '										
Chemical System										
No Component	98%									

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

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

Page: 317

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018 Print Date: 22-Sep-2017

: STATEN ISLAND BOROUGH HALL **Asset Name**

Address : 10 RICHMOND TERRACE

Borough Agency's Number : STATEN ISLAND : 312-501 Program / Asset # : DGS0031.000 / 2041 Yr Built/Renovated : 1904 / 2014

Area Sq Ft : 76,300 **Project Type** : REAL PROPERTY

Date of Survey : EXTERIOR LANDMARK : 01-Jul-2014 **Landmark Status**

Areas Surveyed : Basement, Roof, Floors 1,3,4

Importance Code C

Total

BIN : 5000064 Block : 7 Lot : 12

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$381,800	\$174,700
Interior Architecture	\$201,100	\$464,800
Electrical	\$357,400	\$801,800
Mechanical	\$131,700	\$48,200
Total	\$1,072,000	\$1,489,400
Importance Code A	\$381,800	\$218,100
Importance Code B	\$690,200	\$1,271,300
Total	\$1,072,000	\$1,489,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$34,900	\$38,400		
Interior Architecture	\$240,800		\$90,300	\$12,400
Electrical	\$38,800	\$56,900	\$13,900	\$12,500
Mechanical	\$14,100	\$23,100	\$18,100	\$11,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$336,500	\$126,300	\$130,200	\$44,400
Importance Code A	\$42,400	\$46,100	\$7,600	\$7,600
Importance Code B	\$284,400	\$80,200	\$122,700	\$36,900

\$9,700

\$336,500

\$126,300

\$130,200

\$44,400



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

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

Asset #: 2041

rchitecture	(Current Re	pair	Futur	e Replacement	M	aintenance	
vstem Component Type		ail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	60%		\$106,800	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5% Location : Throughout							
	Jnt Mortar M	Aiss/Erod, I	Extent : Light, Ar	ea Affec	ted : 5%			
	Location:	Throughou	t					
Masonry: Granite	5%	Now	\$34,900	LIFE	* *	5	\$4,000	
wassing. Gramie			Extent : Light, Ar		ted : 5%	5	Ψ1,000	
	Location:			33				
Masonry: Limestone	32%		\$229,000	LIFE	* *	5	\$25,600	
Masoniy. Limestone	_		\$229,000 Extent : Light, Ar		ted : 5%	3	\$23,000	
	Location:		_	eu rijjeci	ieu . 570			
Metal Panel	3%	1 mougnou	•	2035	* *	5-10	\$22,000	
Windows	370			2033		3-10	\$22,000	
Wood	100%	Now	\$46,000	2041	* *	5	\$110,600	
wood			nt : Light, Area			3	\$110,000	
	Location:		-	престеи	. 10/0			
D	Location .	Inroughou						
Parapets Masonry: Limestone	95%			LIFE	* *	5	\$200	
Metal Rail	93% 5%			2030	* *	5-10	\$200 \$100	
	370			2030		3-10	\$100	
Roof Metal Panel	5%			2030	* *	10	\$5,000	
Modified Bitumen	5%			2030	* *	10	\$3,000 \$2,700	
Single Ply Membrane	3% 45%			2030	* *	10	\$2,700	
Skylight, Metal/Glass	43% 5%			2030	* *	10	\$24,600	
Skylight, Metal/Glass Slate	3% 40%			LIFE	* *	10	\$9,100	
State		ration Ext	ent : Light, Area					
	Location:		_	1јјестеа	. 1/0			
erior	Locuiton .	1 mougnou	ı					

Interior

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

rchitecture	Curren	t Repair	Future	e Replacement	M	aintenance		
ystem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
terior								
Floors		*		*		*		
Carpet	10% Now	\$174,500	2027	\$174,500	3	\$18,500		
	•	Damage, Extent : Se	vere, Arec	a Affected : 100%				
	Location: Throug		1 CC 4 - 1 .	1000/				
		nt : Moderate, Area A	Ађестеа :	100%				
_	Location: Throug	поит						
Carpet	5%	0.10.0 00	2021	\$87,200 * *	3	\$9,300		
Ceramic Tile	5% Now	\$13,200	2034		5	\$3,100		
	_	ments, Extent : Ligh	t, Area Af	fected: 10%				
	Location : Throug	nout						
Marble Panels	15%		LIFE	* *	5	\$13,900		
Terrazzo	25% 0-2	\$79,400	LIFE	* *	5	\$24,200		
		g, Extent : Moderate	, Area Afj	fected : 20%				
	Location : Corrid							
Vinyl Tile	5% Now	\$58,100	2035	* *	3	\$2,300		
	- C	g, Extent : Severe, A						
		G25, Custodians Off		· ·				
		nt : Severe, Area Affe		%				
		ians Office And Thro						
Vinyl Tile	35%		2025	\$406,800	3	\$21,600		
Interior Walls								
Gypsum Board	13%		LIFE	* *	5	\$8,500		
Marble Panels	20%		LIFE	* *				
Plaster	10%		LIFE	* *	5	\$3,300		
Plaster	10% Now	\$9,700	LIFE	* *	5	\$3,300		
	_	Cracking/Crumbling, Extent: Moderate, Area Affected: 25%						
		Room 200, 218, Bas						
	_	nt : Moderate, Area	Affected :	50%				
	Location: Tower							
		Extent : Moderate, A	rea Affec	ted : 10%				
	Location : Tower							
Plaster	45%		LIFE	* *	5	\$14,800		
Wood	2%		LIFE	* *	5	\$8,800		

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

Asset #: 2041

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	5%	Now	\$63,500	2045	* *	5	\$3,100	
	Cracking/C	Crumbling,	Extent: Severe, A.	rea Affec	ted : 100%			
	Location	: Through	out					
AcousTileSusp.Lay-In	20%	0-2	\$11,100	2038	* *	5	\$12,400	
	Punct/Tear/Impact Damage, Extent: Light, Area Affected: 10%							
	Location	: Through	out					
Plaster	10%			LIFE	* *	5	\$7,700	
Plaster	50%			LIFE	* *	5	\$38,600	
Plaster	15%	Now	\$26,900	LIFE	* *	5	\$11,600	
	Cracking/C	Crumbling,	Extent : Severe, A	rea Affec	ted : 25%			
	Location	: Tower Ar	nd Throughout					
	Paint Peel	ing, Extent	: Moderate, Area	Affected .	: 25%			
	Location	: Tower Ar	nd Throughout					

Electrical		Current Re	epair	Futur	re Replacement	M	aintenance	
System Component Type	% of F Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2025	\$43,400	5	\$300	
	Other Obse	rvation, Ex	tent : Moderate, A	rea Affe	ected : 100%			
	Location :	Electrical	Room					
<u> </u>	Explanation	on : 1- 3000	0 Amperes Main I	Disconne	ect Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2025	\$189,100	5	\$2,000	
Raceway								
Conduit	90%			2025	\$114,300	1		
Conduit	10%			2035	* *	1		
Panelboards								
Fused Disc Sw	5%			2024	\$6,600	5	\$100	
Molded Case Bkrs	20%			2033	* *	5	\$400	
Molded Case Bkrs	75%			2024	\$99,100	5	\$1,500	
Wiring								
Braided Cloth	15%	2-4	\$25,600	2050	* *	1		
	Insulation A	ged, Exten	t : Moderate, Ared	a Affecte	ed: 100%			
	Location:	Basement						
Thermoplastic	65%			2025	\$110,900	1		
Thermoplastic	20%			2035	* *	1		
Motor Controllers								
Locally Mounted	100%			2023	\$64,300	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$1,100	
Stand-by Power								-

Stand-by Power

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

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

Asset #: 2041

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches	1000/	2015	de de		000 700	
Automatic	100%	2045	* *	1	\$23,500	
Generators	1000/	20.40	* *		# 2 0.600	
Diesel	100%	2040		1	\$29,600	
	Other Observation, Extent : Moderate Location : Generator Room	e, Area Ajjecie	a : 100%			
	Explanation: 1-450 Kw					
Batteries	Explanation : 1-430 Kw					
Lead/Acid	100%	2020	\$1,700	5	\$2,800	
Fuel Storage	10070	2020	ψ1,700		Ψ2,000	
Day Tank	50%	2050	* *	5	\$7,100	
23, 11	Other Observation, Extent: Moderate Location: Generator Room Explanation: One 23 Gallons		d : 100%		Ψ,,,200	
Main Tank	50%	2065	* *	5	\$1,100	
Lighting					•	
Interior Lighting						
Fluorescent	50%	2030	* *	10	\$35,000	
	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps		d : 100%			
Fluorescent	35%	2035	* *	10	\$24,500	
	T-8 Lamps And Fixtures, Extent : Mod Location : Throughout The Building	-	ffected : 100%			
Fluorescent	10%	2035	* *	10	\$7,000	
	Compact Fluorescent Light, Extent : I Location : Throughout The Building		a Affected : 100	%	·	
Incandescent	5%	2020	\$53,300	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	\$223,000	10	\$200	
Incandescent	30%	2020	\$81,100	2		
Lightning Protection						_
Arresters/Cabling	1000/	•0	6.4 65 = 5.	_		
Generic	100%	2028	\$180,700	5	\$2,200	
Alarm						
Security System	1000/	2020	* *	,	#20.700	
Generic Finds (Control of the Control of the Contro	100%	2030	* *	1	\$28,500	
Fire/Smoke Detection	1000/	2020	* *	1.2	¢ 47,000	
Generic, Digital	100%	2030		1-3	\$47,000	

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

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

Asset #: 2041

Mechanical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	te 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% Other Observation Location: Basen Explanation: 2		2030 Affected	**: 100%	1	\$75,600	
Distribution Central Plant Steam Piping/Pmp	100%		2035	* *	4	\$5,600	
Terminal Devices Convector/Radiator	100%		2030	* *	1	\$24,600	
Air Conditioning Energy Source Electricity	100%		2041	* *	1		
Conversion Equipment Window/Wall Unit No Component	80% 20%		2020	\$131,700	1		
Ventilation Distribution Ductwork/Diffusers		tent : Severe, Area Aff nent, 1st Floor, 2nd F		**	2-5	\$42,500	
Plumbing H/C Water Piping Galvanized Steel	100%		2030	* *	1		
Water Heater Gas Fired	100%		2023	\$48,200	2	\$1,100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
Fixtures Generic Vertical Transport	100%						
Elevators Geared Traction		n, Extent : Light, Area G, 1-4 And (1) B-G vo Units	LIFE Affected	**: 100%			
Fire Suppression Standpipe Generic	100%		2035	* *	1-5	\$38,500	
Sprinkler No Component	80%			* *			
Generic	20%		2035	-1- W	1-2	\$4,300	

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

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

Page: 323

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STATEN ISLAND CIVIL COURT

Address : 927 CASTLETON AVENUE @BEMENT AVE.

Borough : STATEN ISLAND Agency's Number : 310-503
Program / Asset # : DGS0038.000 / 4166 Yr Built/Renovated : 1927 / 1997

Area Sq Ft : 18,000 Project Type : REAL PROPERTY

Date of Survey : 08-Jul-2015 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 159 Lot : 65 BIN : 5004530

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$289,900	\$39,900
Electrical		\$353,600
Mechanical		\$383,100
Total	\$289,900	\$776,700
Importance Code A	\$289,900	\$39,900
Importance Code B		\$736,800
Total	\$289,900	\$776,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,600			_
Interior Architecture	\$53,400		\$3,400	\$1,900
Electrical	\$600	\$300	\$900	\$300
Mechanical	\$2,600	\$4,300	\$10,600	\$4,100
Total	\$88,200	\$4,700	\$14,800	\$6,300
Importance Code A	\$33,400	\$1,800	\$2,000	\$1,800
Importance Code B	\$21,600	\$2,900	\$12,800	\$4,500
Importance Code C	\$33,200			
Total	\$88,200	\$4,700	\$14,800	\$6,300



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

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

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

Architecture	Curi	ent Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cos ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	80% Now \$243,900 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/Discolo Location : Thr	oring, Extent : Light, A oughout	Area Affecte	d : 25%			
Masonry: Limestone	15% 4+ Staining/Discold	\$46,000 oring, Extent : Light, A		* * d : 15%	5	\$5,600	
	Location: Throughout						
Wood	5% 0-2 Deteriorated Fin Location: Arm	nish, Extent : Modera		* * ected : 100%	5	\$6,200	
Windows							
Aluminum	100% No Broken/Missing Location: Thr	Elements, Extent : Lig		* * fected : 10%	5	\$2,300	
Roof							
Asphalt Shingle	100% No Cracking/Crumb Location : Thr	oling, Extent : Light, A		* * d : 10%			
Interior							
Floors	2.50/		2025	фо д 100	2	#10.100	
Carpet	25%		2027	\$87,100 * *	3	\$10,100	
Cast in Place Concrete Ceramic Tile	5% 5% 0-2	2 \$1,300	LIFE 2029	* *	5 5	\$2,900 \$700	
Ceramic The	Cracking/Crumbling, Extent: Light, Area Affected: 5% Location: Throughout						
Panel/Paver: Cer/Brk	2%		2034	* *	5	\$1,200	
Marble Panels	2%		LIFE	* *	5	\$400	
Terrazzo	5% No Cracking/Crumb Location : Lob	oling, Extent : Light, A		* * d : 10%	5	\$1,100	
Vinyl Tile	56% No Cracking/Crumb Location: Thr	oling, Extent : Light, A		* * d : 10%	3	\$5,700	

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

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

Asset #: 4166

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile	5%	Now	\$5,700	2029	* *	5	\$1,000	
	Cracking/	Crumbling,	Extent: Light, Are	a Affecte	ed : 10%			
	Location	: Through	out					
Masonry: Brick	5%	Now	\$16,000	LIFE	* *			
3	Jnt Morta	r Miss/Erod	d, Extent : Moderat		Affected : 5%			
		: Boiler R			33			
Plaster	70%	Now	\$11,500	LIFE	* *	5	\$8,500	
	Broken/Mi	ssing Elem	ents, Extent : Light	, Area A	ffected : 5%			
	Location	: 2nd Floo	or Womens Room					
	Water Pen	etration, E	xtent : Moderate, A	rea Affec	cted : 5%			
	Location	: Basemer	nt Corridor At Botto	om Of Sta	air			
Wood	20%			LIFE	* *	5	\$32,400	
Ceilings								
Exposed Concrete	20%			LIFE	* *	5	\$800	
Plaster	60%			LIFE	* *	5	\$10,100	
Plaster	20%	Now	\$4,000	LIFE	* *	5	\$3,400	
	Water Pen	etration, E	xtent : Light, Area	Affected .	: 5%			
	Location	: Courtro	oms					

Electrical	Current F	Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2036	* *	5	\$500	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%			
	Location: Basemen	t					
	Explanation: One (600 Amperes Main .	Disconn	ect Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2036	* *	5	\$500	
Raceway							
Conduit	100%		2036	* *	1		
Panelboards							
Fused Disc Sw	5%		2034	* *	5		
Molded Case Bkrs	95%		2034	* *	5	\$500	
Wiring							
Thermoplastic	100%		2036	* *	1		
Motor Controllers							
Locally Mounted	100%		2031	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							

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

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

Asset #: 4166

Electrical	Current Repair	Current Repair Future Repla		eplacement Ma				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Interior Lighting								
Fluorescent	90%	2026	\$269,800	10	\$14,900			
	Other Observation, Extent : N	Aoderate, Area Affec	ted : 100%					
	Location: Throughout The	Building						
	Explanation: Using T8 Lan	nps						
Fluorescent	5%	2026	\$15,000	10	\$800			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Throughout The	Building						
	Explanation: Using Compa	ıct Flourescent Lamp	os					
Incandescent	5%	2026	\$15,000	2				
Egress Lighting								
Emergency, Battery	50%	2026	\$12,300	10	\$2,200			
Exit, Service	50%	2026	\$3,000	1				
Exterior Lighting								
HID	100%	2026	\$68,900	10	\$100			
Alarm								
Security System								
No Component	50%							
Generic	50%	2026	\$27,600	1	\$3,400			

Mechanical	Current Rep	oair Futur	e Replacement	Maintenance			
System Component Type	% of Fail Date E Total (Years)	stimated 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, Exte	ent : Light, Area Affected	: 100%				
	Location: Basement						
	Explanation: 1 Unit						
Distribution							
Central Plant Steam	100%	2036	* *	4	\$1,300		
Piping/Pmp							
Terminal Devices							
Convector/Radiator	100%	2031	* *	1	\$5,800		
Air Conditioning							
Energy Source							
Electricity	100%	2042	* *	1			

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

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

Asset #: 4166

Mechanical		Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Interior Pkg Unit - Cooling	60%			2027	\$383,100	2	\$700	
2	Other Obs	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Attic						
	Explanat	ion : No A	ccess To Check Ref.	rigerant				
Window/Wall Unit	20%			2021	\$7,100	1		
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	60%			2034	* *	2	\$7,500	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	60%			LIFE	* *	2-5	\$6,000	
No Component	40%							
Exhaust Fans					di di			
Interior	60%			2031	* *	2	\$300	
No Component	40%							
Plumbing								
H/C Water Piping Galvanized Steel	1000/			2021	* *	1		
Water Heater	100%			2031		1		
water Heater Gas Fired	100%			2025	\$10,400	2	\$300	
Gas Fileu		ervation F	Extent : Light, Area			2	\$300	
		: Boiler R	_	пусски	. 100/0			
			t, 50 Gallons					
Sanitary Piping	Елрини	ion i Tom	i, 50 Ganons					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	-00/0							
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)				<u> </u>				
Non-Submersible	100%			2026	\$2,600	4	\$400	
Fixtures					-			
Generic	100%							

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STATEN ISLAND COURTHOUSE

Address : 26 CENTRAL AVENUE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DCAS011.000 / 14812 Yr Built/Renovated : 2015 /

Area Sq Ft : 199,862 Project Type : REAL PROPERTY

Date of Survey : 06-Jul-2017 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5,6

Block : Lot : BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$712,500	\$971,200
Interior Architecture	\$923,000	\$630,400
Electrical		\$36,700
Mechanical	\$49,500	\$165,200
Total	\$1,685,100	\$1,803,500
Importance Code A	\$712,500	\$971,200
Importance Code B	\$463,800	\$562,600
Importance Code C	\$508,800	\$269,700
Total	\$1,685,100	\$1,803,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$16,500	\$19,200		
Interior Architecture	\$78,700	\$45,200	\$14,300	\$1,500
Electrical	\$41,700	\$23,200	\$30,200	\$24,700
Mechanical	\$145,700	\$103,400	\$123,300	\$109,800
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$324,200	\$232,600	\$209,200	\$177,500
Importance Code A	\$26,300	\$29,200	\$9,800	\$10,000
Importance Code B	\$250,300	\$188,000	\$196,400	\$166,000
Importance Code C	\$47,500	\$15,300	\$3,100	\$1,500
Total	\$324,200	\$232,600	\$209,200	\$177,500



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

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

Asset #: 14812

Architecture		Current I	Repair	Future Replacement Maintenar			aintenance	ce	
System	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority	
Component Type	Total	(Years)		FY		(Yrs)			
Exterior	1								
Exterior Walls									
Metal/Glass Curt Wall	40%			LIFE	* *	5	\$414,000		
Metal Panel	30%			2054	* *	5-10	\$569,200		
Pre-Cast Concrete	30%			LIFE	* *	5	\$538,200		
Windows	2070			LII E			ψ220,200		
Aluminum	100%			2050	* *	5	\$38,500		
Parapets	10070						\$20,200		
Metal Panel	60%			2054	* *	5	\$33,100		
Pre-Cast Concrete	40%			LIFE	* *	5	\$71,700		
Roof	7 -						,		
IRMA/Protected	20%			2036	* *	10	\$21,800		
Membrane						-	. ,		
Metal Panel	5%			2045	* *	10	\$10,000		
Roll Roofing	50%			2029	* *	5	\$90,700		
Not Accessible	25%								
	Other Obs	servation, E	Extent : Light, Area	Affected	: 0%				
	Location	ı : 4th Floo	r North And South	Areas					
	Explana	tion : Greer	ı Roof						
Soffits									
Metal Panel	100%			2054	* *	5-10			
nterior									
Floors									
Carpet	20%			2029	* *	3	\$89,700		
Cast in Place Concrete	10%			LIFE	* *	5	\$130,900		
Ceramic Tile	5%			2041	* *	5	\$15,000		
Terrazzo	50%			LIFE	* *	5	\$233,700		
Vinyl Tile	10%			2036	* *	3	\$11,200		
Wood	5%			2063	* *	5	\$28,000		
Interior Walls									
Ceramic Tile	1%			2041	* *	5	\$6,100		
Concrete Masonry Unit	10%			LIFE	* *	5	\$49,000		
Fabric on Framing	1%			2032	* *	5	\$3,100		
Glass: Single Pane	5%			LIFE	* *	5	\$46,000		
Gypsum Board	60%			LIFE	* *	5-10	\$625,200		
Metal Panel	20%			LIFE	* *	10	\$55,200		
Metal Coiling Doors	1%			2050	* *	5	\$30,700		
Wood	2%			LIFE	* *	5	\$98,100		
Ceilings				• • • -		_	a · · · ·		
AcousTileConcealSpLn	20%			2045	* *	5	\$71,400		
Acous TileSusp.Lay-In	50%			2045	* *	5	\$142,700		
Exposed Concrete	10%			LIFE	* *	5-10	\$35,700		
Gypsum Board	20%			LIFE	* *	5-10	\$196,300		
Site Enclosure									
Retaining Walls	10007			2072	* *				
Cast in Place Concrete	100%			2072	* *				

Site Pavements

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

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

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

Asset #: 14812

Architecture	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2045	* *			
Parking/Driveway							
Asphalt	100%		2041	* *			

Electrical	Current Repair	Futur	e Replacement	ement Maintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$900	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Lower Level					
	Explanation: 2-2500 Amp	eres Main Switches,	1-1000 Amperes S	witch		
Switchgear / Switchboard	1000/	• • • • •		_	44.000	
Air Circuit Breaker	100%	2048	* *	5	\$1,000	
Raceway						
Conduit	100%	2048	* *	1		
Panelboards	2001	•••		_	4000	
Fused Disc Sw	20%	2044	* *	5	\$900	
Molded Case Bkrs	80%	2044	* *	5	\$4,200	
Wiring						
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$1,300	
Ground						
Grounding Devices	1000/			_	* • • • • •	
Generic	100%	LIFE	* *	5	\$5,900	
Stand-by Power						
Transfer Switches	1000/	2041	* *	1	Φ <i>C</i> 1. 7 00	
Automatic	100%	2041		1	\$61,500	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Lower Level	1.600.4	1.260.4	60.4		
	Explanation: 5-1200 Amp	eres, 1-600 Amperes,	1-260 Amperes, 1	-60 Amp	eres	
Generators	1000/	2025	* *		455 400	
Diesel	100%	2037		1	\$77,400	
	Other Observation, Extent:					
	Location : Outside In Serv		ea			
D	Explanation: 120 Volts 3 I	nase 1250 Kva				
Batteries	1000/	2022	¢1.700	-	67.400	
Lead/Acid	100%	2022	\$1,500	5	\$7,400	

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

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

Asset #: 14812

Electrical	Current Re	pair	Future Replacement		M	Maintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power							
Fuel Storage					_	4	
Day Tank	50%		2044	* *	5	\$18,500	
Main Tank	50%		2056	* *	5	\$2,900	
	Other Observation, Ext						
	Location : Undergrou		_				
	Explanation: 8000 G	allons Shared With	Boiler.	S			
Lighting							
Interior Lighting						***	
Fluorescent	20%		2033	* *	10	\$36,700	
	Compact Fluorescent L	ight, Extent : Light,	Area I	Affected : 10%			
	Location: In Lobby						
	Motion Sensors in Use,		a Affec	ted : 30%			
	Location : Throughou						
	T-8 Lamps And Fixtures		ea Affe	cted : 20%			
	Location : Service Co	rridors					
LED	80%	2	2033	* *			
	Recent Installation, Ext	ent : Light, Area Af	fected	: 100%			
	Location: Throughou	t					
Egress Lighting							
Emergency, Service	50%	2	2033	* *	1		
Exit, LED	50%	2	2056	* *	1		
Exterior Lighting							
LED	20%	2	2033	* *			
No Component	80%						
Lightning Protection							
Arresters/Cabling							
Generic	100%		2056	* *	5	\$5,900	
Alarm							
Security System							
No Component	50%						
Generic	50%		2033	* *	1	\$37,300	
Fire/Smoke Detection						-	
No Component	50%						
*	50%	2	2033	* *	1-3	\$61,600	
Generic, Digital		2	2033	* *	1-3	\$61,600	

Mechanical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	1%	2054	* *	1		
Interruptible Gas/Dual Fuel	99%	2054	* *	1		
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Outside, Rear Of The Bui	lding				
	Explanation: 1 Fuel Oil Tank, Capa	icity 8000 Gallons				

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

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

Asset #: 14812

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•							•
Conversion Equipment								
Hot Water Boiler	99%			2045	* *	1	\$97,800	
			xtent : Light, Area	Affected	: 100%			
		ı : Basemen						
		tion : 3 Uni	ts					
Radiant Heater	1%			2036	* *	2	\$900	
Distribution (P.	1000/			2050	יט יט		ФО ООО	
Hot Wtr Piping/Pump	100%			2050	* *	4	\$9,900	
Terminal Devices	500/			2045	* *	1	¢22.200	
Convector/Radiator	50%		extent : Light, Area	2045		1	\$32,300	
			xieni . Ligni, Area out Peripheral Spa					
		_	Peripheral Spaces	_	_	loor Radi	iant Heating	
	-		And 2 Hallway By	-	_			
Unit Heater - Hot Water	10%			2036	* *			
	Other Ob	servation, E	xtent : Light, Area	Affected	: 100%			
	Location	ı : Basemen	t Amd 6th Floor					
	_	tion : Serve	Basement Mechan	ical And	Electrical Rooms.	6th Floo	or Mechanical	
	Room.							
No Component	40%							
ir Conditioning								
Energy Source Electricity	100%			2050	* *	1		
Conversion Equipment	10070			2030		1		
Centrifugal, Elec Chiller	95%			2041	* *	1	\$205,500	
No Component	5%			20.1		•	Ψ200,000	
Distribution								
CW & CHW Wtr	30%			2054	* *	4	\$3,000	
Pipe/Pump								
Ductwork/Diffusers	70%			LIFE	* *	2	\$227,500	
Terminal Devices		<u> </u>						
Air Handler/Cool/Ht	95%			2036	* *	1	\$117,400	
			xtent : Light, Area					
			cal Rooms Baseme					
	-		iits. Provide Coolii	-	th Peripheral And .	Interior 2	Zone Spaces.	
Ear Cail 2 Dina	<u> </u>		e Interior Zone Sp		* *	1	\$2.200	
Fan Coil - 2 Pipe	•		Extent : Light, Area	2036		1	\$3,200	
			out The Building	Ајјестеи	. 100/0			
		_	out The Bullaing iits Serve Mainly T	Telecomm	unication Control	Elevato	r Machine	
	-		trical Room.			, 2.0,000		
Heat Rejection	•							
Water Cooling Tower	100%			2032	* *	2	\$201,100	
			xtent : Light, Area	Affected	: 100%			
		ı : 6th Floo						
	Explana	tion: 2 Uni	tes					

Ventilation

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

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

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

Asset #: 14812

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$176,500		
Exhaust Fans							
Interior	10%	2036	* *	2	\$600		
Roof	90%	2036	* *	2	\$5,500		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2054	* *	1			
Water Heater							
Gas Fired	100%	2027	\$115,700	2	\$2,900		
	Other Observation, Exten		: 100%				
	Location: Basement Bo						
	Explanation: 2 Units. C	apacity 300 Gallons Ed	ıch.				
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2038	* *	1	\$12,200		
	Other Observation, Exten						
	Location: Basement Bo						
	Explanation: 3 Water M	lain Services Each With	Back Flow Preve	nter.			
Fixtures							
Generic	100%						
/ertical Transport							
Elevators							
Geared Traction	100%	LIFE	**				
	Other Observation, Exten		: 100%				
	Location: LL-4, LL-3						
	Explanation: 6 Units. 1	<i>Unit From L L - 6. 4 U</i>	nits From LL - 5.	1 Unit F	rom L L - 4.		
Fire Suppression							
Standpipe	1000/	2051	ala -i-		#100.000		
Generic	100%	2054	**	1-5	\$100,800		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location: Staircases						
	Explanation: 2 Main St.	air Cases Have Stand F	Pipe System.				
Sprinkler	1000/	• • •			4-7-7-7-7		
Generic	100%	2054	* *	1-2	\$56,000		
	Other Observation, Exten	t : Light, Area Affected	: 100%				
	Location : All Floors						
	Explanation : Dry System	n For Garage Only. We	t For The Rest Of	The Buil	ding.		
Fire Pump	1000/				4		
Generic	100%	2041	* *	1	\$37,300		

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$625,700	\$44,900
Interior Architecture	\$76,000	\$138,500
Electrical	\$189,700	\$219,000
Mechanical		\$606,500
Total	\$891,400	\$1,008,900
Importance Code A	\$625,700	\$44,900
Importance Code B	\$265,700	\$964,000
Total	\$891,400	\$1,008,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$7,800		\$7,400	
Interior Architecture	\$34,800	\$1,000	\$1,800	\$50,000
Electrical	\$500	\$700	\$6,900	\$400
Mechanical	\$7,800	\$2,900	\$36,600	\$3,400
Total	\$51,000	\$4,600	\$52,700	\$53,800
Importance Code A	\$10,000	\$2,100	\$9,800	\$2,100
Importance Code B	\$17,100	\$1,400	\$42,900	\$51,700
Importance Code C	\$23,900	\$1,000		
Total	\$51,000	\$4,600	\$52,700	\$53,800



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

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

Asset #: 4165

rchitecture	Current Repair	Future Replacement	Maintenance			
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
terior						
Exterior Walls						
Masonry: Brick	90% Now \$411,600	LIFE **	5	\$44,900		
	Cracking/Crumbling, Extent: Modera					
	Location: 1st Floor Level At South I		acade			
	Misaligned/Bulging, Extent: Light, Ar	==				
	Location: 1st Floor Window Lintels					
Masonry: Limestone	10% 0-2 \$61,300	LIFE **	5	\$3,700		
	Jnt Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 20%				
	Location: Main Entrance	ACC . 1 150/				
	Staining/Discoloring, Extent : Light, A Location : Main Entrance	rea Affected : 15%				
Windows	Location : Main Entrance					
Windows Aluminum	100% Now \$38,400	2042 **	5	\$2,300		
Alullillulli	Ctrwt/Balnc Not Funct, Extent: Mode		3	\$2,300		
	Location: Throughout	raic, meany ceica . 5070				
Parapets	Zeednen v Timenghem					
Masonry: Brick	90% Now \$64,800	LIFE **	5	\$2,200		
1.1000111.j. 2.11011	Cracking/Crumbling, Extent: Modera			+-,-		
	Location : Inside Face	. 30				
	Jnt Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 50%				
	Location : North Facade, South Faca	ade, East Facade, West Faca	de			
	Spalling, Extent : Moderate, Area Affe	cted : 40%				
	Location: North Facade, South Faca	ade, East Facade, West Faca	de			
	Worn/Eroded, Extent : Moderate, Area	Affected: 60%				
	Location : Inside Face					
Masonry: Limestone	10% Now \$7,800	LIFE **	5	\$300		
	Cracking/Crumbling, Extent: Modera	te, Area Affected : 20%				
	Location : Throughout					
	Jnt Mortar Miss/Erod, Extent : Moder	ate, Area Affected : 30%				
	Location : Throughout					
Roof	000/ 37	2021				
Built-Up (BUR)	90% Now \$49,700					
	Broken/Missing Elements, Extent: Lig	ht, Area Affected : 20%				
	Location: Throughout	mate Amea Affected . 200/				
	Gut/DS Non Func/Miss, Extent : Mode Location : Main Entrance	тине, Агеа Ајјестеа : 20%				
	Ponding, Extent : Moderate, Area Affe	ctad : 30%				
	Location: Main Entrance	Cieu . 30/0				
Conner/Torne	10%	2041 **	10	\$7,400		
Copper/Terne erior	10/0	∠U 1 1	10	\$7,400		

Interior

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

Asset #: 4165

Architecture	Current Repair Future Replacement		e Replacement	M				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	10%			2022	\$46,200	3	\$7,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$7,800	
Mosaic Tile	5%			2039	* *	5	\$4,500	
Marble Panels	5%			LIFE	* *	5	\$1,300	
Terrazzo	25%			LIFE	* *	5	\$7,000	
Vinyl Tile	45%		\$6,900	2026	\$138,500	3	\$6,000	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 5%			
Interior Walls								
Cast in Place Concrete			\$5,200 Extent : Light, Are out	LIFE ea Affecte	* * ed : 5%			
Ceramic Tile	5%			2035	* *	5	\$2,000	
Masonry: Brick	5%	Now	\$8,000	LIFE	* *			
•		etration, E. 1 : Boiler R	xtent : Light, Area 1 00m	Affected	: 15%			
Marble Panels	5%			LIFE	* *			
Plaster	65%	0-2	\$10,700	LIFE	* *	5	\$7,900	
		Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%		. ,	
Wood	10%			LIFE	* *	5	\$16,200	
Ceilings							•	
AcousTileSusp.Lay-In	10%			2031	* *	5	\$3,600	
Exposed Concrete	10%			LIFE	* *	5	\$600	
Plaster	80%	Now	\$76,000	LIFE	* *	5	\$17,900	
	Location	ı : Through	Extent : Moderate out xtent : Moderate, A					
		ı : Through		200 2 19,700				

Electrical	Current Repair Future Rep		Replacement	lacement Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2026	\$4,900	5	\$600		
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%				
	Location: Electrical Room						
	Explanation: One 600 Amperes Ma	in Disconne	ect Switch				
Switchgear / Switchboard							
Molded Case Bkrs	100%	2026	\$74,300	5	\$600		
Raceway							
Conduit	100%	2026	\$35,700	1			

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

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

Asset #: 4165

Electrical	rical Current Repair Future Replacemen		e Replacement	t Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts						
Panelboards						
Fused Disc Sw	5%	2025	\$1,500	5		
Molded Case Bkrs	95%	2025	\$28,800	5	\$500	
Wiring						
Thermoplastic	100%	2026	\$52,100	1		
Motor Controllers						
Locally Mounted	100%	2024	\$56,800	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	20%	2021	\$71,600	10	\$3,900	
	Other Observation, Extent : N		cted : 100%			
	Location: Throughout The	Building				
	Explanation: T-12 Lamps					
Fluorescent	70%	2034	* *	10	\$13,800	
	Other Observation, Extent : M	Aoderate, Area Affe	cted : 100%			
	Location : Hallways					
	Explanation: T-8 Lamps					
Fluorescent	10%	2021	\$35,800	10	\$2,000	
	Compact Fluorescent Light, I	Extent : Moderate, A	Area Affected : 100	%		
	Location: Court Room, Lob	by And 1st Floor				
Egress Lighting						
Emergency, Battery	50%	2026	\$14,700	10	\$2,600	
Exit, LED	50%	2061	* *	1		
Exterior Lighting						
HID	100%	2021	\$82,300	10	\$100	
Alarm						
Security System						
No Component	50%					
Generic	50%	2026	\$32,900	1	\$4,000	
	Other Observation, Extent : M	Aoderate, Area Affe	cted : 100%			
	Location: Hallways					
	Explanation: CCTV Survei	llance Camera Syst	em			

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating Energy Source Natural Gas	100%	2036 **	1	

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

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

Asset #: 4165

Mechanical	Current Rep	air F	Future Replacement		Maintenance			
System Component Type	% of Fail Date Es Total (Years)		ear Estima Y	ited Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment	1000/	•		de de		001.000		
Steam Boiler	100%		43	* *	1	\$21,300		
	Recent Installation, Exte		cted : 100%					
	Location: Basement B		1 1000/					
	Other Observation, Exte		cted : 100%					
	Location: Basement B	oiler Koom						
Distribution	Explanation: 1 Unit							
Central Plant Steam	100%	20	26 \$	345,300	4	\$1,100		
Piping/Pmp	10070	20	20 4	373,300	7	\$1,100		
Terminal Devices								
Convector/Radiator	100%	20	24 \$	109,200	1	\$6,900		
Air Conditioning	100,0	20	4	-07,200		Ψ0,200		
Energy Source								
Electricity	100%	20	34	* *	1			
Conversion Equipment								
Exterior Pkg Unit -	30% 0-2	\$5,000 20	31	* *	2	\$300		
Cooling								
	Not in Service, Extent: S	Severe, Area Affected	l: 100%					
	Location: 1 Of 3 Units	_		ns				
	R-134a Refrigerant, Exte		ected : 30%					
	Location: 3 Units, Co.	urt Rooms						
Window/Wall Unit	70%	20	21	\$29,800	1			
/entilation								
Distribution								
Ductwork/Diffusers	30%	LI	FE	* *	2-5	\$3,600		
No Component	70%							
Exhaust Fans								
Roof	30%	20	26	\$10,200	2	\$200		
No Component	70%							
Plumbing								
H/C Water Piping	1000/	- ^	26 4	1.50 100	,			
Brass/Copper	100%	20	26 \$	5152,100	1			
Water Heater	1000/	20	2.5	Φ1 2 400	2	Ф200		
Gas Fired	100%		25	\$12,400	2	\$300		
	Recent Installation, Exte		ctea : 100%					
	Location: Boiler Room		. 1 1000/					
	Other Observation, Exte	-	cted : 100%					
	Location: Boiler Room							
Conitomy Divis	Explanation: 1 Unit, 7	4 Gai						
Sanitary Piping Cast Iron	100%	TT	FE	* *	1			
	10070	LI	I.T.	· •	1			
Storm Drain Piping	100%	т т	EE	* *	1			
Cast Iron	100%	LI	FE	· •	1			
Sump Pump(s) Non-Submersible	100%	20	21	¢2 100	1	\$500		
Non-Submersible	10070	20	∠ I	\$3,100	4	\$300		

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

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

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

Asset #: 4165

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

Fixtures

Generic 100%

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STATEN ISLAND FAMILY COURT

Address : 100 RICHMOND TERRACE

Borough : STATEN ISLAND Agency's Number : N/A
Program / Asset # : DGS0049.000 / 13692 Yr Built/Renovated : 1931 /

Area Sq Ft : 10,800 Project Type : REAL PROPERTY

Date of Survey : 06-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2

Block : 9 Lot : 22 BIN : 5000090

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$1,795,100	\$466,200
Interior Architecture		\$146,900
Electrical		\$237,600
Mechanical		\$192,700
Total	\$1,795,100	\$1,043,400
Importance Code A	\$1,795,100	\$466,200
Importance Code B		\$577,100
Total	\$1,795,100	\$1,043,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,600			
Interior Architecture	\$71,900		\$300	\$2,600
Electrical	\$6,600	\$100	\$200	\$200
Mechanical	\$2,300	\$1,700	\$13,700	\$1,700
Total	\$87,400	\$1,800	\$14,100	\$4,600
Importance Code A	\$7,600	\$1,100	\$1,100	\$1,100
Importance Code B	\$45,900	\$700	\$13,100	\$3,500
Importance Code C	\$33,800			
Total	\$87,400	\$1,800	\$14,100	\$4,600



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

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

Asset #: 13692

Architecture	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ers)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	4000/ 37	*1 = 2 = 1		di di	_	0000 000	
Cast Stone/Terra Cotta	100% Nov	. , ,	LIFE	**	5	\$389,600	
		ling, Extent : Moderat	e, Area A <u>f</u>	tected: 10%			
	Location : Three	-		cc 1 250/			
		Erod, Extent : Modera	te, Area A	ffected: 25%			
	Location: Three	-		200/			
	_	ring, Extent : Moderat	e, Area A <u>f</u>	fected: 20%			
	Location: Three	=					
		on, Extent : Moderate,	Area Affe	cted : 25%			
	Location : East						
W' 1	Explanation : S	Sidewalk Shed In Place					
Windows Aluminum	100%		2044	* *	5	\$4,500	
Parapets	10070		2011			Ψ+,500	
Masonry: Brick	30%		LIFE	* *	5-10	\$5,100	
Not Accessible	70%		LII L		5 10	ψ3,100	
Roof	7070						
Modified Bitumen	40%		2028	\$76,600	10	\$11,900	
Not Accessible	60%		2020	\$70,000	10	φ11,700	
nterior	0070						
Floors							
Carpet	5%		2024	\$19,000	3	\$2,700	
Cast in Place Concrete	7%		LIFE	**	5	\$8,300	
Ceramic Tile	2%		2031	* *	5	\$500	
Marble Panels	3%		LIFE	* *	5	\$1,200	
Quarry Tile	5%		2033	* *	5	\$2,000	
Terrazzo	20%		LIFE	* *	5	\$8,400	
Vinyl Tile	58%		2028	\$146,900	3	\$7,800	
Interior Walls				4-10,500		4,,,,,,,,,	
Concrete Masonry Unit	15%		LIFE	* *	5	\$4,900	
Masonry: Brick	15%		LIFE	* *	10	\$1,800	
Plaster	60%		LIFE	* *	5-10	\$20,700	
Wood	10%		LIFE	* *	5	\$32,400	
Ceilings					· · · · · · · · · · · · · · · · · · ·	,	
AcousTileSusp.Lay-In	10%		2033	* *	5	\$2,700	
Exposed Concrete	10%		LIFE	* *	5-10	\$3,400	
Plaster	80%		LIFE	* *	5-10	\$37,000	
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2048	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2033	* *			
On-Site Walkways							
Cast in Place Concrete	20%		2033	* *			
Pavers/Stone	80%		2031	* *			

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

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

Asset #: 13692

Electrical	Current Repair	Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2028	\$2,800	5	\$300		
	Other Observation, Extent: Moderate,	Area Affe	cted : 100%				
	Location: Electrical Room	1 @ 25	0.4				
Daggyyay	Explanation : Main Service Switch Ro	<i>иеа © 33</i>	0 Amperes				
Raceway Conduit	90%	2028	\$13,800	1			
Conduit	10%	2038	**	1			
Panelboards	1070	2030		-			
Molded Case Bkrs	90%	2027	\$29,700	5	\$300		
Molded Case Bkrs	10%	2036	* *	5	45.00		
Wiring							
Braided Cloth	25% 2-4 \$4,800	2053	* *	1			
	Insulation Aged, Extent : Moderate, Ar	ea Affecte	d : 30%				
	Location : Throughout						
Thermoplastic	75%	2038	* *	1			
Motor Controllers							
Locally Mounted	100%	2026	\$41,400	5	\$100		
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting	100%	2029	¢106 200	10	¢0,000		
Fluorescent	T-8 Lamps And Fixtures, Extent: Mode	2028	\$196,300	10	\$9,900		
	Location: Throughout The Building	тие, лгес	г Ајјестей . 100/0				
Egress Lighting							
Emergency, Battery	50%	2023	\$8,100	10	\$1,300		
Exit, Battery	50%	2023	\$6,800	10	\$400		
Exterior Lighting			4 - 7 - 4				
HID	50%	2028	\$22,500	10			
No Component	50%						
Alarm							
Security System							
No Component	70%						
Generic	30%	2028	\$10,800	1	\$1,200		
	Other Observation, Extent : Moderate,		cted : 100%				
	Location: Lobby, Waiting Room And						
	Explanation: CCTV Surveillance Car	neras					

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2038	* *	1		

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

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

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

Asset #: 13692

Mechanical	Current Repair	Future	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Steam Boiler	100% Other Observation, Extent : Light, An Location : Basement Explanation : 1 Boiler	2041 rea Affected : A	**	1	\$10,700		
Distribution Steam Piping/Pump	100%	2028	\$49,400				
Terminal Devices Convector/Radiator	100%	2026	\$59,900	1	\$3,500		
Air Conditioning Energy Source Electricity	100%	2036	* *	1			
Conversion Equipment Window/Wall Unit No Component	50% 50%	2021	\$11,700	1			
Distribution Ductwork/Diffusers No Component Terminal Devices	15% 85%	LIFE	* *	2	\$2,600		
No Component Not Accessible	85% 15% Other Observation, Extent: Light, An Location: Basement Explanation: Air Handling Unit In Basement.			Serves T	he Offices In The		
Heat Rejection Air Cooled Condenser Unit	15%	2028	\$1,700	2	\$1,100		
	Other Observation, Extent : Light, An Location : Outside, Rear Of The Bu Explanation : 1 Unit		100%				
No Component	85%						
Ventilation Distribution Ductwork/Diffusers No Component	10% 90%	LIFE	* *	2-5	\$1,000		
Exhaust Fans Wall Unit No Component	10% 90%	2023	\$400	2			
Plumbing H/C Water Piping Brass/Copper	100%	2028	\$83,400	1			
Water Heater Gas Fired	100%	2026	\$6,800	2	\$200		
Sanitary Piping Cast Iron	100%	LIFE	* *	1			

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

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

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

Asset #: 13692

Mechanical	Current Rep	pair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STATEN ISLAND SUPREME COURT

Address : 18 RICHMOND TERRACE @ SCHUYLER ST.

Borough : STATEN ISLAND Agency's Number : 312-502 Program / Asset # : DGS0032.000 / 2042 Yr Built/Renovated : 1919 /

Area Sq Ft : 63,200 Project Type : REAL PROPERTY

Date of Survey : 03-Jul-2017 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1,2,3,4

Block : 7 Lot : 12 BIN : 5000064

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$228,300	\$189,000
Interior Architecture	\$191,500	\$104,800
Electrical		\$1,197,800
Mechanical		\$919,900
Site Pavements	\$221,400	
Total	\$641,200	\$2,411,500
Importance Code A	\$228,300	\$189,000
Importance Code B	\$191,500	\$2,222,500
Importance Code C	\$221,400	
Total	\$641,200	\$2,411,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,600			
Interior Architecture	\$149,600		\$17,000	\$3,600
Electrical	\$14,000	\$5,600	\$6,700	\$5,600
Mechanical	\$17,600	\$8,100	\$11,500	\$7,000
Site Enclosure	\$8,300			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$204,000	\$21,600	\$43,100	\$24,100
Importance Code A	\$6,600			
Importance Code B	\$92,600	\$21,600	\$42,000	\$24,100
Importance Code C	\$104,800		\$1,100	
Total	\$204,000	\$21,600	\$43,100	\$24,100



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

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

Asset #: 2042

Architecture	Current Repair		Futur	Future Replacement		Maintenance		
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior								
Exterior Walls								
Masonry: Limestone	100%			LIFE	* *	5	\$193,900	
			Extent : Moderate, A	Area Affe	cted : 25%			
		: Through						
Windows	Explana	non : Pigeo	on Netting Missing					
Aluminum	90%			2044	* *	5	\$13,200	
Wood		Now	\$45,400	2053	* *	5	\$7,300	
wood			nt : Severe, Area Af		50%	3	\$7,500	
	-		r Has Original Wo					
			ents, Extent : Seve					
		_	r Casement Windo		ijjecica i 2070			
Parapets								
Masonry: Limestone	100%			LIFE	* *	5-10	\$95,800	
Roof								
Metal Panel	85%			2033	* *	10	\$92,100	
Modified Bitumen	5%			2028	\$19,000	10	\$3,000	
Skylight, Metal/Glass	10%			2048	* *	10	\$19,700	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
terior								
Floors								
Carpet	20%			2027	\$326,000	3	\$34,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$25,300	
Ceramic Tile	5%			2037	* *	5	\$5,800	
Marble Panels	15%			LIFE	* *	5	\$26,000	
Terrazzo	20%			LIFE	* *	5	\$36,100	
Vinyl Tile	30%			2033	* *	3	\$13,000	
Vinyl Tile	5%			2028	\$54,300	3	\$2,900	
Interior Walls							*=	
Cast in Place Concrete	4%	0.5	** ***	LIFE	* *	10	\$7,500	
Cast in Place Concrete	1%	0-2	\$2,600	LIFE	**			
			xtent : Moderate, A					
		: коот В	10-b S Water Infiltr					
Cast Stone/Terra Cotta	10%			LIFE	* *	10	\$28,000	
Ceramic Tile	3%			2031	* *	5	\$2,200	
Masonry: Brick	5%			LIFE	* *	10	\$1,100	
Plaster	10%			LIFE	* *	5-10	\$6,300	
Plaster	55%			LIFE	* *	5-10	\$34,900	
SGFT/Glazed Masonry	2%			LIFE	* *	10	\$700	
Wood	10%			LIFE	* *	5	\$59,800	

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

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

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

Asset #: 2042

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings						_		
AcousTileConcealSpLn	10%		\$62,000	2041	* *	5	\$7,200	
		_	ents, Extent : Mode	erate, Ar	ea Affected : 25%			
		: Basemen		1 CC . 1	250/			
			: Moderate, Area A	л <i>ђес</i> ња :	25%			
		i : Basemen	t					
AcousTileSusp.Lay-In	5%			2033	* *	5	\$5,800	
Exposed Concrete	5%		\$41,100	LIFE	**	5	\$900	
	Cracking/ Location	_	Extent : Moderate	, Area Aj	fected: 10%			
			ent, Extent : Moder	ate Area	Affected · 10%			
	-	-	at Storage Room	, 11700	rijjecica i 1070			
Glass: Susp Panels	10%			LIFE	* *	10	\$8,700	
Plaster	15%			LIFE	* *	5-10	\$29,800	
Plaster	55%			LIFE	* *	5-10	\$109,200	
Site Enclosure	3370			LIIL		3-10	\$107,200	
Fence/Gates								
Iron Picket	100%			2048	* *			
Free Standing Walls	10070							
Concrete Masonry Unit	100%	4+	\$8,300	2038	* *			
,	Broken/M	issing Elem	ents, Extent : Light		ffected : 10%			
		_	Along Southeast W	-	-			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	* *			
On-Site Walkways								
Cast in Place Concrete	25%	0-2	\$71,400	2041	* *			
	Broken/M	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 30%			
	Location	i : Northwe	st Area Along Build	ding (Sch	uyler Street)			
Pavers/Stone	25%	Now	\$150,000	2037	* *			
	Broken/M	issing Elem	ents, Extent : Sever	re, Area I	Affected : 50%			
	Location : Entrance Stairs At Schuyler Street and Richmond Corner							
			Extent: Severe, An	rea Affec	ted : 50%			
		: Entrance						
		Extant . Car	ere, Area Affected .	. 50%				
		zxieni . sev i : Entrance		. 5070				

Electrical	Current Repair			Futur	e Replacement	M		
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

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

Asset #: 2042

Electrical	Current Repair	Future Replacement	N	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment	1000/	20.40		#200	
Air Circuit Breaker	100%	2048 *	* 5	\$300	
	Other Observation, Extent: Modera	ite, Area Affected : 100%			
	Location : Electrical Room Explanation : Low Voltage Power	Circuit Breaker Rated @ 400	00 Amnere:	S	
Switchgear / Switchboard	Explanation . Low voltage Force	Circuit Breaker Ratea C 700	io i impere.	,	
Molded Case Bkrs	100%	2054 *	* 5	\$1,700	
Raceway				+ 7:	
Conduit	100%	2048 *	* 1		
Panelboards					
Molded Case Bkrs	100%	2044 *	* 5	\$1,700	
Wiring				+ 7:	
Thermoplastic	100%	2048 *	* 1		
Motor Controllers					
Locally Mounted	100%	2041 *	* 5	\$400	
Ground					
Grounding Devices					
Generic	100%	LIFE *	* 5	\$1,900	
Stand-by Power					
Transfer Switches					
Automatic	100%	2045 *	* 1	\$19,400	
Lighting					
Interior Lighting					
Fluorescent	85%	2028 \$976,20	0 10	\$49,300	
	T-9 Lamps And Fixtures, Extent : Li Location : Throughout	ght, Area Affected : 100%			
Fluorescent	10%	2023 \$114,80	0 10	\$5,800	
	T-12 Lamps And Fixtures, Extent: Location: Throughout			***	
Incandescent	5%	2023 \$57,40	0 2	\$100	
Egress Lighting	-			*	
Emergency, Service	50%	2033 *	* 1		
Exit, Service	50%	2033 *	* 1		
Exterior Lighting					
HID	100%	2033 *	* 10	\$200	
Lightning Protection				<u></u>	
Arresters/Cabling					
Generic	100%	2043 *	* 5	\$1,900	
Alarm				-	
Security System					
No Component	50%				
Generic	50%	2033 *	* 1	\$11,800	
	Other Observation, Extent : Modera	ite, Area Affected : 100%			
	Location: Hallways And Outside				
	Explanation: CCTV Surveillance	Cameras			

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

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

Asset #: 2042

Electrical Current Repair		Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
No Component	30%			
Generic, Analog	70%	2033 **	1-3 \$27,300	
	Other Observation, Extent: Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual F	Pull Station, Horns And Smo	oke Detectors	

Mechanical	Current Repair Fu		Futur	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 Plant Campus Steam / PRV	100%			2038	* *	1		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	i : Basemer	ıt					
	Explana	tion : Stean	n Provided From A	djacent I	Borough Hall Build	ling		
Distribution								
Steam Piping/Pump	100%			2038	* *			
Terminal Devices								
Convector/Radiator	100%			2026	\$350,300	1	\$20,400	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		
Conversion Equipment								
Window/Wall Unit	70%			2023	\$95,400	1		
No Component	30%							
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2	\$30,800	
No Component	70%							
Terminal Devices Air Handler/Dir Expansion	30%			2033	* *	1		
			Extent : Light, Area ezzanine And Corre					
	Explana (Holding		its In Attic. 3 Units	In Mezzo	anine. 1 Unit In Th	e Correc	tions Area	
No Component	70%							
Heat Rejection Air Cooled Condenser Unit	30%			2028	\$27,700	2	\$13,200	
Oint		servation, E 1 : Roof And	Extent : Light, Area d Cortyard	Affected	: 100%			
			its In Couryard. 8 U	Inits On	The Roof.			
No Component	70%							

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

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

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

Asset #: 2042

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution					*	
Ductwork/Diffusers	30%	LIFE	* *	2-5	\$16,700	
No Component	70%					
Exhaust Fans	200/	2020	\$46.600	2	# 400	
Interior	20%	2028	\$46,600	2	\$400	
Roof Wall Unit	10% 1%	2028 2028	\$10,900 \$200	2 2	\$200	
wan Omi	Other Observation, Extent : Lig			2		
	Location: Corrections Area V	==				
	Explanation: 1 Unit.	aici main service Ro	om			
No Component	69%					
Plumbing	0970					
H/C Water Piping						
Brass/Copper	70%	2028	\$341,400	1		
11	Other Observation, Extent : Mo		-			
	Location : Throughout					
	Explanation : Domestic Hot V	later Provided From A	djacent Boroi	ugh Hall	Building.	
Galvanized Steel	30%	2026	\$86,100	1		
Water Heater			<u> </u>			
Electric	1%	2026	\$600	4		
	Other Observation, Extent : Lig	ht, Area Affected : 100	0%			
	Location : Attic					
	Explanation: 1 Small Unit Se	rving One Bathroom (Only.			
No Component	99%					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	99%	LIFE	* *	1		
Cast Iron		1,400 LIFE	* *	1		
	Cracked, Extent : Moderate, Ar Location : Basement Custodia					
	Other Observation. Extent : Mo					
	Location : Basement Custodia	33				
	Explanation: Cracked And Le					
Backflow Preventer	Explanation : Cracked And Le	ику 1 гре - 10 Е1				
Generic	100%	2033	* *	1	\$3,900	
	Other Observation, Extent : Lig		0%	_	4-,	
	Location : Corrections Area V					
	Explanation : 2 Water Main S	ervices With 2 Back F	low Preventer.			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Geared Traction	100%	LIFE	**			
	Other Observation, Extent : Lig	ht, Area Affected: 100)%			
	Location: B - 3					
	Explanation: 2 Units					

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

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

Asset #: 2042

Mechanical	Current Repair	Future Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression						
Standpipe						
Generic	100%	2038	* *	1-5	\$31,900	
Sprinkler						
No Component	75%					
Generic	25%	2038	* *	1-2	\$4,400	
	Other Observation, Extent : Light, Ar	rea Affected : 1009	%			
	Location: Basement					
	Explanation: Sprinkler System Onl	y In Basement.				

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : SUN BUILDING

Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.

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 2019 - 2022	FY 2023 - 2028		
Exterior Architecture	\$6,117,500	\$879,200		
Interior Architecture	\$1,328,900	\$2,107,100		
Electrical	\$269,800	\$278,800		
Mechanical	\$1,462,800	\$1,156,900		
Total	\$9,179,200	\$4,422,000		
Importance Code A	\$6,117,500	\$879,200		
Importance Code B	\$2,504,200	\$3,401,600		
Importance Code C	\$557,400	\$141,200		
Total	\$9,179,200	\$4,422,000		

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$42,100		\$40,800	\$12,100
Interior Architecture	\$82,900		\$53,700	\$66,100
Electrical	\$31,000	\$33,100	\$29,400	\$45,100
Mechanical	\$92,800	\$151,900	\$93,700	\$155,900
Elevators/Escalators	\$41,400	\$41,400	\$41,400	\$41,400
Total	\$290,200	\$226,400	\$259,000	\$320,600
Importance Code A	\$54,300	\$8,700	\$50,100	\$20,800
Importance Code B	\$227,200	\$217,700	\$208,900	\$299,800
Importance Code C	\$8,700			
Total	\$290,200	\$226,400	\$259,000	\$320,600



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2055

rchitecture	Current Repair	Future Replacement	Ma	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast Iron	3% 4+ \$21,800	LIFE **			
	Deteriorated Finish, Extent: Moderate,	Area Affected : 25%			
	Location: Storefront Facades				
Copper/Terne	8% Now \$83,600	2046 **			
coppen reme	Deformed/Dented, Extent : Moderate, A				
	Location : Courtyard Facade	33			
	Staining/Discoloring, Extent : Moderate	, Area Affected : 50%			
	Location : Throughout	30			
	Water Penetration, Extent : Severe, Area	Affected: 5%			
	Location : 5th Floor Offices, North Win				
	Other Observation, Extent : Light, Area	-			
	Location : 6th And 7th Floors	33			
	Explanation : Located In Interior Cour	tyard			
Fiberglass Panel	2%	2039 **	5	\$14,900	
riceigiass raner	Other Observation, Extent : Light, Area .		J	Ψ11,500	
	Location : Below Parapet Wall	-53			
	Explanation: Horizontal Banding				
Masonry: Brick	10% Now \$132,200	LIFE **	5	\$19,800	
Masoniy. Drick	Efflorescence, Extent : Moderate, Area A	LITE	3	\$19,000	
	Location: Penthouse And Interior Cou				
	Horizontal Cracks, Extent : Moderate, A	=			
	Location: Penthouse	rea rijjeerea . 570			
	Jnt Mortar Miss/Erod, Extent : Moderate	e Area Affected · 15%			
	Location: Various Areas - Interior Co				
	Misaligned/Bulging, Extent: Moderate,	-			
	Location: Above Windows	meangeciea. 1570			
	Patching Evident, Extent: Moderate, Ar	ea Affected · 20%			
	Location: Penthouses	eu rijjeeieu . 2070			
Masanny Manhla		IIFF **		\$105,600	
Masonry: Marble	71% 0-2 \$5,616,800 Broken/Missing Elements, Extent: Mode	LIFE	5	\$103,000	
	Location: Various Locations - All Fact	==			
	Cracking/Crumbling, Extent: Moderate,				
	Location: Various Locations - All Fact				
	Jnt Mortar Miss/Erod, Extent: Moderate				
	Location : At Cornice And Window En	==			
	Loose Units, Extent: Moderate, Area Af				
	Location: Various Locations	естей . 10/0			
	Sidewalk Shed in Use, Extent: Moderate	Area Affected : 100%			
	Location : Above Storefront, All Facad				
	Staining/Discoloring, Extent: Moderate				
	Location : All Facades	, 111 cu 113 ce 10 u . 7 J / 0			
	Vertical Cracks, Extent : Severe, Area Af	Fected · 8%			
	Location: Chambers Street And Reade		avs		
	Realist . C. C. C. C. Direct I ind Read	Lacardo, Editoria B	,		

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

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

Asset #: 2055

rchitecture	Current Repair		Futur	Future Replacement		Maintenance	
stem Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior							
Exterior Walls							
Metal Panel	3%		2046	* *	5-10	\$40,900	
	Location : Interior Co	ourtyard					
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location : Reade Stre	et Elevation					
	Explanation: Baseme	ent 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	\$117,300	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 : Throughou	ıt					
Parapets							
Masonry: Brick	10% 4+	\$7,700	LIFE	* *	5	\$1,200	
•	Jnt Mortar Miss/Erod, Location : Courtyard	Extent : Moderat	e, Area A	Affected : 20%		. ,	
Metal Cornice	15%	-	2061	* *	10	\$5,900	
Wiedli Colline		ent : Light Area		: 100%	10	ψ2,200	
	Other Observation, Extent : Light, Area Affected : 100% Location : Perimeter Balustrades And Entablatures						
	Explanation : Cornic						
Metal Panel	5%		2046	**	5	\$2,300	
Metal Rail	60%		2039	* *	5-10	\$131,300	
Metal Rail	10%		2039	* *	5-10	\$21,900	
Metal Kall		ent · Light Arga			3-10	\$21,900	
	Other Observation, Extent : Light, Area Affected : 100% Location : Interior Court						
D £	Explanation: Wrough	u tron					
Roof	15% Now	\$5,200	2041	* *			
Copper/Terne	Water Penetration, Ext			stad · 100/			
	Location : 5th Floor						
15 400 450							
Modified Bitumen	75% 2-4	\$88,000	2026	\$440,000			
	Alligatoring, Extent: N		ffected : 2	25%			
	Location : Perimeter						
	Blisters, Extent : Mode Location : Throughou		ed : 25%				
	Ridging, Extent : Mode Location : Various Lo		ed : 20%				
Skylight, Metal/Glass	10%		2046	* *	10	\$30,400	
Skyngm, Metal/Olass	10 / 0		∠040		10	\$30,400	

Interior

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

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

Asset #: 2055

Architecture	tecture Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	20%		2025	\$1,242,700	3	\$176,100	
Cast in Place Concrete	10% Now	\$151,900	LIFE	* *	5	\$96,300	
	Broken/Missing Elem		erate, Ar	ea Affected : 25%			
	Location : Sub-base						
	Cracking/Crumbling,		, Area A <u>f</u>	fected : 15%			
	Location : Sub-base	ement / Basement					
Ceramic Tile	5%		2029	* *	5	\$22,000	
Marble Panels	5%		LIFE	* *	5	\$16,500	
Terrazzo	15%		LIFE	* *	5	\$51,600	
Vinyl Tile	40% 4+	\$331,100	2026	\$1,655,600	3	\$66,100	
	Uneven Substrate, Ex	xtent : Moderate, A	rea Affec	ted : 25%			
	Location: Through	out Dob Offices					
	Worn/Eroded, Extent		Affected :	50%			
	Location: Through	out					
Wood	5%		2041	* *	5	\$41,300	
Interior Walls							
Cast in Place Concrete	2% Now	\$219,400	LIFE	* *			
	Loose/Delam Surface			cted : 10%			
	Location : Chiller I		_				
	Water Penetration, E.	xtent : Moderate, A	rea Affe	cted : 25%			
	Location : Sidewalk						
	Other Observation, E		Area Affe	cted : 25%			
	Location : Sidewalk						
	Explanation: Corre	osion On Steel Coli	ımns				
Glazed Ceramic Panel	20%		LIFE	* *			
Gypsum Board	60%		LIFE	* *	5	\$141,200	
Masonry: Brick	10% Now	\$338,000	LIFE	* *			
	Spalling, Extent: Sev	vere, Area Affected	: 15%				
	Location: Basemer						
	Water Penetration, E.	xtent : Moderate, A	rea Affe	cted : 5%			
	Location: Basemer	ıt, Steam Room, Sic	lewalk Va	ault At Reade St			
Plaster	5% Now	\$8,700	LIFE	* *	5	\$5,900	
	Water Penetration, E	xtent : Severe, Arec	ı Affected	d : 5%		•	
	maner I enternanton, 2		33				
	Location : Basemer	ıt Corridor Outside	00	ngineer Office			

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

Asset #: 2055

Architecture	Current R	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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	\$78,300	LIFE	* *	5	\$6,900	
	Cracking/Crumbling, Location : Basemen: Loose/Delam Surface, Location : Chiller R	t , Extent : Severe, A					
Masonry:Vault Struct	5% Now Jnt Mortar Miss/Erod Location: Vault Und Loose Units, Extent: Location: Vault Und Water Penetration, Ex Location: Sidewalk	der Sidewalk - Rea Severe, Area Affect der Sidewalk - Rea ctent : Moderate, A	de Street ted : 10% de Street rea Affec	÷ 6			
Plaster	15% Now Water Penetration, Ex Location: Basemen		00		5	\$41,300	

ectrical	Current Repair	Future R	Future Replacement		Maintenance		
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2046	* *	5	\$1,300		
	Other Observation, Extent: Mod	lerate, Area Affectea	l : 100%				
	Location: Electrical Room						
	Explanation: One 4000 Amper	es, One 2000 Ampe	res And One 16	00 Ampe	res 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 20e	8hv - 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	\$278,800	1			
Panelboards							
Molded Case Bkrs	100%	2042	* *	5	\$7,700		
Wiring							
Thermoplastic	100%	2046	* *	1			

 $^{{\}it Maintenance~\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$

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

Asset #: 2055

Electrical	Current Repair		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost (s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Motor Controllers Locally Mounted Variable Frequency Drive	70% 30%		2039 2043	* *	5	\$1,400	
	Location: Engi	n, Extent : Moderate, neers Office lost Of The Controller					
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$4,300	
Stand-by Power							
Transfer Switches Automatic	100%		2039	* *	1	\$90,500	
Generators Diesel	100%	Francis M. Januar	2035	**	1	\$113,900	
		n, Extent : Moderate, rator Room Sub-base ne 450 Kw		стеа : 100%			
Batteries							
Lead/Acid	100%		2020	\$1,700	5	\$10,900	
Fuel Storage Day Tank	50% Other Observatio	n, Extent : Light, Arec	2042 a Affected	* *	5	\$27,300	
		rator Room Sub-base	ment				
	Explanation : O	ne 125 Gallons					
Main Tank	50% Other Observatio Location: Sub-l Explanation: O		2054 Area Affe	* * ected : 100%	5	\$4,300	
Lighting	Ехріананон . О	ne 550 Ganons					
Interior Lighting Fluorescent		n, Extent : Moderate,	2031 Area Affe	* * ected : 100%	10	\$242,900	
	Explanation : T	ughout The Building 8 Lamps					
Fluorescent	10% Compact Fluores Location : Lobb	cent Light, Extent : M y And Hallways	2031 oderate, A	* * Area Affected : 100	10	\$27,000	
Egress Lighting							
Emergency, Service Exit, LED	60% 40%		2031 2054	* *	1 1		
Exterior Lighting	1000/		2021	* *	10	¢000	
HID	100%		2031	* *	10	\$900	
Alarm Security System							
No Component	95%						
Generic	5%		2034	* *	1	\$5,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 2055

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2031	* *	1-3	\$56,000	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Utility Steam	100%			2046	* *	1		
Conversion Equipment Heat Exchanger, Plate & Frame	60%			2035	* *	1	\$87,300	
Pres. Reducing Valve/LP Steam	40%			2029	* *	5	\$7,000	
Distribution								
Hot Wtr Piping/Pump	90%			2042	* *	4	\$13,100	
Central Plant Steam Piping/Pmp	10%			2036	* *	4	\$2,200	
Terminal Devices								
Unit Heater - Steam	2%			2031	* *	4	\$800	
No Component	80%							
	Other Observation, Extent : Light, Area Affected : 0%							
	Location: Throughout The Building							
	Explana Under A		Coil Units At Each	Window	Provide Heating A	And Cool	ing - Covered	
No Component	18%							
	Other Observation, Extent: Light, Area Affected: 0%							
	Location : Mechanical Rooms On Each Floor							
	Explana	tion : Air H	landlers Are Covere	ed Under	r 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 Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	ı : Basemer	ıt					
	Explana	tion : 2 Un	its					
Distribution								
CW & CHW Wtr	100%			2046	* *	4	\$14,500	
Pipe/Pump								
Terminal Devices								
Air Handler/Cool/Ht	20%			2031	* *	1	\$36,400	
Fan Coil - 4 Pipe	80%			2031	* *	1	\$76,000	

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

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

Asset #: 2055

Mechanical	Curren	Current Repair Future Replacemen		e Replacement	nt Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Water Cooling Tower	100%		2020	\$1,156,000	2	\$296,100	
Ventilation							
Distribution 1/P:00	1000/		LIPP	* *	2.5	Φ1.C.4.100	
Ductwork/Diffusers	100%		LIFE	T T	2-5	\$164,100	
Exhaust Fans	000/		2026	#067.000	2	Φ 7.2 00	
Interior	80%		2026	\$867,000	2	\$7,200	
Roof	20%		2026	\$101,200	2	\$1,800	
Plumbing							
H/C Water Piping	250/		2026	* *	1		
Brass/Copper Galvanized Steel	25%		2036	* *	1		
	75%		2031	T T	1		
Water Heater	1000/		2021	¢2(0,400	4	¢1.700	
Electric	100%		2021	\$268,400	4	\$1,700	
HW Heat Exchanger	000/		2026	* *	4	#2.4.000	
High Temp	80%		2036	* *	4	\$34,900	
Steam Fired	20%		2036	T T	4	\$8,700	
Sanitary Piping	1000/		LIEE	* *	1		
Cast Iron	100%		LIFE	<i>*</i> *	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	<i>*</i> *	1		
Sump Pump(s)	1000/		2010	Φ10. 2 00	4	ФО 200	
Submersible	100%		2019	\$10,300	4	\$9,300	
Backflow Preventer	1000/		2026	Φ 77 400	1	#10.000	
Generic	100%		2026	\$77,400	1	\$18,000	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators	1000/		LIPP	* *			
Geared Traction	100%	T T. I. A	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						
E. C .	Explanation : One	e r reignt Unit And 5	Passeng	er Units			
Fire Suppression							
Standpipe	100%		2046	* *	1.5	¢152 000	
Generic	10070		2046		1-5	\$153,800	
Sprinkler	1000/		2046	* *	1.2	¢02 400	
Generic	100%		2046	-1- a	1-2	\$82,400	
Fire Pump	1000/		2025	* *	1	¢54.000	
Generic	100%		2035	· · · ·	1	\$54,900	

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$3,997,900	\$598,500
Interior Architecture	\$2,800,700	\$648,800
Electrical	\$2,978,700	\$1,871,800
Mechanical	\$2,022,500	\$343,700
Total	\$11,799,800	\$3,462,800
Importance Code A	\$4,088,100	\$775,600
Importance Code B	\$6,157,600	\$2,550,500
Importance Code C	\$1,554,100	\$136,700
Total	\$11,799,800	\$3,462,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,100	_		_
Interior Architecture	\$16,700	\$7,600	\$13,000	\$5,700
Electrical	\$12,100	\$10,300	\$68,200	\$10,100
Mechanical	\$66,500	\$39,000	\$66,900	\$32,300
Elevators/Escalators	\$39,500	\$39,500	\$39,500	\$39,500
Total	\$136,900	\$96,400	\$187,500	\$87,600
Importance Code A	\$6,900	\$600	\$1,100	\$600
Importance Code B	\$119,000	\$95,800	\$186,500	\$87,000
Importance Code C	\$11,000			
Total	\$136,900	\$96,400	\$187,500	\$87,600



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 SURROGATE'S COURT MUNICIPAL ARCHIVES

Architecture	Current Repair	Future Replacemen	t N	laintenance					
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Co FY	Cycle (Yrs)	Estimated Cost	Priority				
Exterior									
Exterior Walls									
Bronze/Brass	5%	LIFE	*						
	Recent Repair Evident, Extent : Light, A	Area Affected : 100%							
	Location : All Facades								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 7th Floor								
	Explanation: Dormer Windows								
Masonry: Granite	95% 0-2 \$635,400	LIFE *	* 5	\$178,700					
	Jnt Mortar Miss/Erod, Extent : Modera	te, Area Affected : 15%							
	Location: Decorative Elements - Inte	rior Courtyard							
	Recent Repair Evident, Extent : Light, Area Affected : 85%								
	Location: All Exterior Facades								
	Staining/Discoloring, Extent: Moderat	e, Area Affected : 15%							
	Location: Interior Courtyard								
Windows									
Wood	100% Now \$2,763,200	2051 *	* 5	\$332,300					
	Air Infiltration, Extent : Severe, Area A	ffected : 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.								

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

Architecture	Curren	t Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
exterior Roof							
Copper/Terne	Location : 6th Flow Water Penetration,	\$2,100 Miss, Extent : Moderd oor Cornice Extent : Moderate, A oor Courtrooms Fron	rea Affeci	ed : 10%			
Metal Panel	3% Other Observation, Location : 7th Flo Explanation : Do		2043 Affected :	**	10	\$2,500	
Modified Bitumen Skylight, Metal/Glass	Location: Rotund Miss/Damaged Flat Location: Rotund Unit Inoperable, Ex Location: Skyligh	shings, Extent : Mod la Over Lobby stent : Severe, Area A nt Over Rotunda. Extent : Moderate, A	erate, Are	a Affected : 15%	10	\$13,600	
Slate	35% Recent Repair Evid Location : Mansa	ent, Extent : Light, A rd Roof	LIFE rea Affect	* * ed : 100%			
terior Floors							
Cast in Place Concrete	10%		LIFE	* *	5	\$66,200	
Ceramic Tile	5%		2035	* *	5	\$15,100	
Magaia Til-	40% 2-4	\$600,500	2031	* *	5	\$151,300	
Mosaic Tile	Location: 2nd - 5	Extent : Light, Area th Floor Lobbies	Affected :	100%			
Mosaic Tile Marble Panels	Location: 2nd - 5 15% 2-4 Horizontal Cracks, Location: Stair T Worn/Eroded, Exter	_	LIFE Affected : ions. Affected :	**	5	\$34,000	
	Location: 2nd - 5 15% 2-4 Horizontal Cracks, Location: Stair T Worn/Eroded, Exter Location: Stair T 15% 2-4	sth Floor Lobbies \$227,200 Extent: Light, Area freads; Various Locat at: Moderate, Area freads, Various Locat \$116,600 Extent: Light, Area	LIFE Affected: ions. Affected: ions	** 100% 15% **	5	\$34,000 \$35,500	

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

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

Asset #: 2052

Architecture	C	urrent Re	pair	Futur	e Replacement	M	aintenance		
System Component Type		nil Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Interior Walls	201			• • • • •	de de	_			
Ceramic Tile	3%			2029	* *	5	\$22,000		
Masonry: Brick	10%			LIFE	* *				
Metal Panel	5%			LIFE	* *				
			tent : Light, Area						
			and Vent Covers, I		ıl Panels				
	Explanation	n : Decord	itive Bronze Grill	es					
Marble Panels	20%	Now	\$1,554,100	LIFE	* *				
		_			ea Affected : 15%				
	Location: Perimeter Radiators In Corridors, Offices, Judges Chambers.								
	Cracking/Cri	umbling, E	Extent : Moderate	, Area Aj	fected : 15%				
	Location:	Decorativ	e Treatments At D	oors - 1	st Floor And Basen	nent Leve	el		
		_	Extent : Moderate		•				
	Location:	Walls Surr	ounding Main Va	ulted Sp	ace At The 1st Leve	el.			
Plaster	10%			LIFE	* *	5	\$22,000		
Plaster	52%			LIFE	* *	5	\$114,600		
Ceilings									
AcousTile, Adhered	5%			2031	* *	5	\$25,900		
Glass: Susp Panels	10%	0-2	\$43,000	LIFE	* *				
•	Water Penetr	ation, Ext	ent : Light, Area A	Affected	: 10%				
	Location:	Lobby Rot	unda						
Mosaic Tile	5%			LIFE	* *	1			
Plaster	20%	0-2	\$33,700	LIFE	* *	5	\$64,800		
1 145101			ent : Moderate, A		cted : 5%	2	\$0.,000		
			Court Room Ceili						
Plaster	60%	Now	\$225,600	LIFE	* *	5	\$194,400		
	Broken/Missi	ing Elemen	nts, Extent : Seven	e, Area	Affected : 20%				
	Location:	Sub-basen	ient Ceiling.						

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	70%		2026	\$60,800	5	\$600	
	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location : Electrica	al Room (Sub-baser	nent)				
	Explanation: Two	2000 Amperes Mair	n Disconi	nect Switch			
Fused Disc Sw	30%		2026	\$26,100	5	\$300	
	Other Observation, E	Extent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrica	al Room (Basement)				
	Explanation: One	1600 Amperes Mair	n Disconi	nect Switch			
Switchgear / Switchboard							
Fused Disc Sw	20%		2046	* *	5	\$200	
Fused Disc Sw	80%		2026	\$302,500	5	\$700	

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

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

Asset #: 2052

Electrical	Current Repair	Futur	e Replacement	М	aintenance	
ystem	% of Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component	Total (Years)	FY		(Yrs)		
Туре				` ′		
nder 600 Volts						
Raceway	100/	2046	ש ש	1		
Conduit	10%	2046	**	1		
Conduit	90%	2026	\$388,200	1		
Panelboards						
Fused Disc Sw	5%	2025	\$19,800	5	\$200	
Molded Case Bkrs	10%	2042	* *	5	\$500	
Molded Case Bkrs	85%	2025	\$337,100	5	\$4,500	
Wiring						
Braided Cloth	80% 2-4 \$531,500	2051	* *	1		
	Insulation Aged, Extent: Moderate, Ar	ea Affecte	d: 90%			
	Location: Throughout					
Thermoplastic	20%	2046	* *	1		
Motor Controllers	·					
Locally Mounted	30%	2024	\$248,100	5	\$400	
Motor Control Center	65%	2024	\$509,100	5	\$3,600	
Variable Frequency	5%	2046	**	J	ψ3,000	
Drive	370	2010				
Bilve	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location: Custodian Engineer Office		. 100/0			
	Explanation : All Controllers Monitor		15			
round	Explanation . All Controllers Monitor	ea by bii	113			
Grounding Devices						
Generic Generic	100%	LIFE	* *	5	\$3,000	
ighting	10070	LII L			ψ3,000	
Interior Lighting						
Fluorescent	55%	2021	\$2,021,000	10	\$102,000	
Tuorescent	Other Observation, Extent : Moderate,			10	\$102,000	
	Location: Throughout The Building	атей аује	cieu . 9070			
	Explanation : Lamp T-12		* *	10	**	
Fluorescent	10%	2034		10	\$18,500	
	T-8 Lamps And Fixtures, Extent: Mode	rate, Ared	a Affected: 100%			
	Location: Throughout The Building					
Incandescent	35%	2031	* *	2	\$1,600	
	Other Observation, Extent : Moderate,	Area Affe	cted : 90%			
	Location: Court Rooms, Corridors A	nd Lobby				
	Explanation: Ornate Chandeliers In	Courtroo	ms And Pendant Fi	ixtures In	<i>Corridors</i>	
Egress Lighting						
Emergency, Battery	60%	2021	\$180,900	10	\$29,300	
Exit, Service	40%	2021	\$29,800	1	•	
Exterior Lighting			· · · · · · · · · · · · · · · · · · ·			
Incandescent	20%	2021	\$143,300	2	\$100	
	Other Observation, Extent : Moderate,			-	4-20	
	Location : Main Entrance	33 -				
	Explanation: 8 (pole Mounting Type)					
No Commonant	80%					
No Component	OU / 0					

Alarm

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

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

Asset #: 2052

Electrical	Curren	t Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Security System							
No Component	70%						
Generic	30%		2031	* *	1	\$22,700	
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2031	* *	1-3	\$64,200	

lechanical		Current I	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating								
Energy Source								
Utility Steam	80%			2036	* *	1		
HTHW/HW	20%			2036	* *	1		
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	1 : B, 2 Onl	y					
	Explana Only	tion : Hot V	Vater Supplied Fron	n Nearb	y Building On Cen	tre St / Se	erves B And 2	
Conversion Equipment								
Heat Pump Air Sourced	5%		\$90,300	2031	* *	2	\$2,500	
			nt : Moderate, Ared out First Floor, Mu			Electrical	! Defects	
Heat Pump Air Sourced	5%			2024	\$90,300	2	\$3,100	
Pres. Reducing Valve/LP Steam	80%			2029	* *	5	\$9,600	
No Component	10%							
		ervation, E 1 : Sub-base	Extent : Light, Area Ement	Affected	: 0%			
			andlers Are Equipp s A Heating Coil.	oed With	Steam Heating Co	il Howev	er, The Chilled	
Distribution								
Hot Wtr Piping/Pump		Now ent, Extent	\$2,900 : Moderate, Area A	2034 Effected :	* * 20%	4	\$2,000	
	Location	: Sub-base	ement					
Central Plant Steam Piping/Pmp	80%			2036	* *	4	\$12,000	

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.

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

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

Asset #: 2052

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Terminal Devices						
Air Handler	2% 0-2 \$53, Other Observation, Extent : Seven Location : Sub-basement		**	1	\$2,300	
	Explanation: Equipment Has M	ultiple Dysfunctio	on Components			
Air Handler	5%	2031	* *	1	\$6,300	
Air Handler	8%	2021	\$212,000	1	\$10,000	
	On Extended Life, Extent : Moder Location : Sub-basement	ate, Area Affected	l : 10%		·	
Convector/Radiator	80%	2031	* *	1	\$52,300	
Fan Coil Unit/Heat	5%	2031	* *	1	\$3,300	
Air Conditioning						
Energy Source						
District C.W.	20%	2036	* *	1		
	Other Observation, Extent: Light Location: From Centre St Build	ing				
	Explanation: Serves 2nd Floor					
Electricity	80%	2042	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%	2021	\$355,400	1	\$18,800	
	Not in Service, Extent: Light, Are Location: Sub-basement, Chille Street On Extended Life, Extent: Moder Location: Sub-basement R-22 Refrigerant, Extent: Light, A	d Water Is Presen ate, Area Affected	1:20%	led From	One Center	
Window/Wall Unit	70%	2019	\$305,400	1		
	On Extended Life, Extent : Moder Location : Throughout	ate, Area Affected	l : 70%			
	Other Observation, Extent : Light Location : Throughout	, Area Affected : 7	70%			
	Explanation : Equipment Servic	ed By Others				
No Component	10%					
Distribution						
CW & CHW Wtr	20%	2036	* *	4	\$3,000	
Pipe/Pump CW & CHW Wtr Pipe/Pump	10%	2046	* *	4	\$1,000	
	Other Observation, Extent : Light Location : Sub-basement To Roo	f				
	Explanation : System Serves To Pumps	Reject And Absorl	b Heat From Fir	st And F	ifth Floor Heat	
No Component	70%					

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

Asset #: 2052

Mechanical	Current Repair	Current Repair Future Replacement		M					
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning									
Terminal Devices	200/	2021	Ф4 22 (00	1	#25 000				
Air Handler/Cool/Ht	20% Other Observation, Extent: Light, Are	2021	\$422,600	1	\$25,000				
	Location : Sub-basement	га Ајјества . 2	2070						
	Explanation: Equipment Already Ac	ccounted For	Under The Heat	ing Secti	on Of This Report				
No Component	80%				on of the safett				
Heat Rejection	0070								
Water Cooling Tower	10%	2024	\$71,500	2	\$20,400				
Č	Other Observation, Extent : Moderate	e, Area Affecte							
	Location: Roof								
	Explanation : The Chiller Plant Is P	resently Not I	In Service						
Water Cooling Tower	10%	2027	\$71,500	2	\$20,400				
	Other Observation, Extent: Light, Area Affected: 20%								
	Location: Roof Explanation: Cooling Tower Is Utilized As A Heat Sink For The Heat Pumps Throughout								
		ized As A Hea	t Sink For The H	Ieat Pun	ips Throughout				
No Commonant	The First And Fifth Floors. 80%								
No Component Ventilation	80%								
Distribution									
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$112,800				
Exhaust Fans	10070				ψ11 2 ,000				
Interior	25%	2021	\$186,200	2	\$1,600				
	On Extended Life, Extent : Moderate, Area Affected : 10%								
	Location: Sub-basement								
	Unit Inoperable, Extent : Moderate, A	rea Affected :	10%						
	Location : Sub-basement								
Interior	25%	2021	\$186,200	2	\$1,600				
	On Extended Life, Extent : Moderate,	Area Affectea	l : 10%						
	Location : Sub-basement								
Interior	10%	2031	* *	2	\$600				
No Component	20%								
	Other Observation, Extent : Light, Are	ea Affected : (0%						
	Location : Sub-basement								
	Explanation: Equipment Already Ac	ccounted For	Under The Heat	ing Secti	on Of This Report				
No Component	20%								
Plumbing									
H/C Water Piping	1000/	2027	* *	1					
Brass/Copper	100% No Water Meter, Extent : Light, Area A	2036		1					
	Location: Sub-basement	пујестеа . 100	70						
HW Heat Exchanger	Locution . Duo dusement								
Steam Fired	100%	2036	* *	4	\$30,000				
Steam I ned	10070	2030			ψ50,000				

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

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

Mechanical	Current Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Plumbing							
Sanitary Piping	50/ 37						
Cast Iron	5% Now \$76,600	LIFE	* *	1			
	Cracked, Extent : Moderate, Area Affect Location : Sub-basement	стеа : 5%					
C . I		LIEE	* *	1			
Cast Iron	95% On Extended Life, Extent : Moderate, A	LIFE Area Affect		1			
	Location: Throughout	33					
Storm Drain Piping	-						
Cast Iron	95%	LIFE	* *	1			
	On Extended Life, Extent : Moderate, A Location : Throughout	Area Affect	ted : 100%				
Cast Iron	5% Now \$21,800	LIFE	* *	1			
	Damaged, Extent : Severe, Area Affecte	ed : 5%					
	Location: Sixth Floor, Probable Defe	ective Roo	f Drains				
Sump Pump(s)							
Submersible	100%	2019	\$7,100	4	\$6,400		
Sewage Ejector(s)							
Electric	100%	2026	\$60,300	4	\$8,000		
	Other Observation, Extent : Light, Area Location : Sub-basement	a Affected	: 100%				
	Explanation: Duplex						
Fixtures							
Generic	100%						
	Obsolete Fixtures, Extent : Severe, Area Location : Throughout	a Affected	: 100%				
ertical Transport							
Elevators							
Geared Traction	80%	LIFE	* *				
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: $(1) S - 8$, $(3) B - 8$						
	Explanation: 4 Units						
Hydraulic	20%	LIFE	* *				
	Other Observation, Extent : Light, Area	a Affected	: 100%				
	Location: Street To 1						
	Explanation: 1 Unit						
Sire Suppression							
Standpipe Generic	100%	2046	* *	1-5	¢105 700		
	10070	2040		1-3	\$105,700		
Fire Pump Generic	100%	2022	\$124 800	1	\$37,800		
Generic	10070	2022	\$134,800	1	\$37,800		

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Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$151,100	\$515,500
Interior Architecture	\$40,000	\$211,400
Electrical	\$143,700	
Mechanical	\$74,700	\$38,800
Total	\$409,500	\$765,800
Importance Code A	\$151,100	\$515,500
Importance Code B	\$258,400	\$211,400
Importance Code C		\$38,900
Total	\$409,500	\$765,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$12,200			
Interior Architecture	\$33,300	\$14,700	\$36,600	
Electrical	\$26,000	\$23,100	\$33,700	\$21,400
Mechanical	\$36,600	\$26,100	\$74,100	\$27,800
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$127,900	\$83,700	\$164,100	\$68,900
Importance Code A	\$16,900	\$300		
Importance Code B	\$104,500	\$83,300	\$164,100	\$68,900
Importance Code C	\$6,500			
Total	\$127,900	\$83,700	\$164,100	\$68,900



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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Marble	100%			LIFE	* *	5	\$119,100	
Windows	10070			LIFE			\$117,100	
Steel	20%			2033	* *	5	\$94,400	
Wood	80%			2033	* *	5	\$302,100	
Parapets	0070						\$2.02,100	
Masonry: Marble	95%			LIFE	* *	5	\$27,400	
Metal Rail	5%			2038	* *	5-10	\$20,700	
Roof							•	
Cast in Place Concrete	5%	Now	\$12,200	LIFE	* *			
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 20%			
	Location	ı : Sidewalk	: Over Steam Room	In Base	ment			
Metal, Corrugated	75%			2038	* *	1		
Metal Panel	5%			2038	* *	10	\$9,800	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	ı : Near Fla	ishings					
	Explana	tion : Lead	Coated Roof					
Skylight, Metal/Glass	15%	Now	\$151,100	2045	* *			
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Over Ro	tunda					
Interior								
Floors								
Carpet	25%			2024	\$827,300	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	5 0/			2024	* *	_	#13 000	
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% 15%			LIFE LIFE	* *	<i>-</i>	¢11 700	
Plaster	15% 35%			LIFE	* *	5 5	\$11,700 \$27,200	
Plaster	55%			LIFE	47. 44	3	\$27,200	

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

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

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

Asset #: 2053

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (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	\$40,000	LIFE	* *	5	\$1,800	
Exposed Struc: Steel	Water Penetration, Externation: Below Step Other Observation, Externation: Below Step Explanation: Corrodo 2% Now Corrosion/Rusting, Externation: Steam Roos Water Penetration, Externation: Steam Roos	es At Main Entran ent : Moderate, A es At Main Entran ed Steel Angle \$20,900 ent : Moderate, A m, Outside Trash ent : Severe, Area	nce Area Affe nce LIFE area Affeo	* * * cted : 10%			
Exposed Struc: Steel	8%	m	LIFE	* *			
Glass: Susp Panels	5%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$14,000	
Masonry: Infill Arch	5%		LIFE	* *	5	Ψ17,000	
Plaster	15%		LIFE	* *	5	\$21,100	
Plaster	40%		LIFE	* *	5	\$56,200	

ectrical	Current Rep	pair Future	Replacement	Ma	aintenance		
stem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
der 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2045	* *	5	\$700		
	Other Observation, Exte	nt : Moderate, Area Affect	ted : 100%				
	Location : Electrical R	200m					
	Explanation: Main Se	rvice Switch Rated @ 400	0 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		
Wiring							
Busway	5%	2038	* *	1			
Thermoplastic	95%	2045	* *	1			
Motor Controllers							
Locally Mounted	50%	2038	* *	5	\$500		
Variable Frequency	50%	2038	* *				
Drive							

Ground

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

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

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

Asset #: 2053

Electrical	Current Repair	Future Replacement	e Replacement Mainte		tenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Ground						
Grounding Devices	1000/	TIEE **	-	Ф2 200		
Generic	100%	LIFE **	5	\$2,300		
Stand-by Power						
Transfer Switches	1000/	2029 **	1	¢40.200		
Automatic	100% Other Observation, Extent: Moderate, Location: Basement Explanation: 1-Transfer Switch Is Se	Area Affected : 100%	1	\$48,200		
Generators	Explanation: 1 Transfer Switch 18 Sc	Truing The City Hall Bullant	·8			
Diesel	100%	2034 **	1	\$60,700		
2	Other Observation, Extent : Moderate, L Location : Generator Room			·		
	Explanation: 2-400 Kw Generators -	One Generator Is Serving	The City	Hall Building		
Batteries						
Lead/Acid	100%	2019 \$1,700	5	\$5,800		
Fuel Storage Day Tank	50%	2041 **	5	\$14,500		
	Other Observation, Extent: Moderate, Location: Generator Room Explanation: 2-100 Gallon Capacity					
Main Tank	50%	2053 **	5	\$2,300		
	Other Observation, Extent : Moderate, Location : Basement Explanation : 10,000 Gallon Capacity					
Lighting						
Interior Lighting						
Fluorescent	80%	2030 **	10	\$115,000		
	T-8 Lamps And Fixtures, Extent : Mode Location : Offices And Basement	rate, Area Affected : 100%				
Fluorescent	20%	2030 **	10	\$28,700		
1.000.000.000	Compact Fluorescent Light, Extent : Mo Location : Lobby, Staircases And Reco	oderate, Area Affected : 100		Ψ=0,700		
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, Location : Hallways					
	Explanation: C C T V Surveillance C	Cameras				
Fire/Smoke Detection	1000/	•••				
Generic, Digital	100% Other Observation, Extent: Moderate, A Location: Throughout The Building		1-3	\$96,600		
	Explanation: Smoke Detectors, Manu	al Pull Stations, Horns, Str	obe Ligh	ts, Alarm Bells		

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

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

Asset #: 2053

Mechanical		Current l	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		
			Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	ition : Stean	n From Con Edison					
Conversion Equipment Pres. Reducing Valve/LP Steam	100%)		2034	* *	5	\$9,300	
	Other Ob.	servation, E	Extent : Light, Area	Affected	: 100%			
	Location	n : Basemer	nt Steam Room					
	Explana	ition : 2 Nev	w Heat Exchangers					
Distribution								·
Hot Wtr Piping/Pump	Other Ob. Location	n : Through	\$5,100 Extent : Severe, Arecout Not Working Proper		* * l : 100%	4	\$7,700	
Terminal Devices	Елрини	itton . Bitts .	voi working i rope	rty				
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		
			Extent : Light, Area	Affected	: 100%			
		n : Through						
	Explana	tion : From	Adjacent One Cen	tre Streei	- Municipal Buila	ling		
Distribution	1000/			20.45	* *	4	Ф 7. 700	
CW & CHW Wtr	100%)		2045	* *	4	\$7,700	
Pipe/Pump Terminal Devices								
Air Handler/Cool/Ht	80%			2030	* *	1	\$77,500	
Fan Coil - 4 Pipe	20%			2030	* *	1	\$10,100	
Ventilation	2070	<u>'</u>		2030			\$10,100	
Distribution								
Ductwork/Diffusers	100%	Now	\$74,700	LIFE	* *	2-5	\$87,400	
			evere, Area Affectea				. ,	
	_		ıt Steam Room					
	Other Ob.	servation, E	Extent : Severe, Area	ı Affected	l : 5%			
	Location	n : Basemer	nt					
	Explana	tion : No E	xhaust Fan Causes	High Ter	nperature In Rehe	at Station	n Room	
Exhaust Fans								
Interior	100%)		2030	* *	2	\$4,800	
Plumbing								
H/C Water Piping	1000			2015	ala -d-			
Brass/Copper	100%)		2045	* *	1		
HW Heat Exchanger	1000/			2045	* *	4	¢15 500	
Steam Fired	100%)		2045	-1- W	4	\$15,500	

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

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

Mechanical	Current Repair	Future Replac	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Plumbing								
Sanitary Piping								
Cast Iron	100%	LIFE	* *	1				
Storm Drain Piping								
Cast Iron	100%	LIFE	* *	1				
Sump Pump(s)								
Non-Submersible	100%	2030	* *	4	\$3,300			
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 Pu	mp Room	In Basen	ient			
Fire Suppression								
Standpipe								
Generic	100%	2051	* *	1-5	\$79,000			
Sprinkler								
No Component	40%							
Generic	60%	2051	* *	1-2	\$26,300			
	Other Observation, Extent: Li	ight, Area Affected : 60%						
	Location: B. 1st, 4th, Attic							
	Explanation : No Sprinkler I	For 2nd And 3rd Floors						
Fire Pump								
Generic	100%	2034	* *	1	\$29,300			

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : PIER AT 44TH DRIVE

Address : FOOT OF 44TH DRIVE EAST CHANNEL, EAST RIVER

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS004.000 \, / \, 14020 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Area Sq Ft : 6,640 Project Type : REAL PROPERTY

Date of Survey : 04-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : Lot : BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Piers		\$310,300
Total		\$310,300
Importance Code B		\$310,300
Total		\$310.300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Piers	\$10,500			
Total	\$10,500			
Importance Code A	\$10,500			
Total	\$10,500			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 PIER AT 44TH DRIVE

Piers	Current Repair Future Replacement		ent Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Deck						
Concrete	50%	LIFE	* *	5	\$12,400	
	Recent Replace Evident, Extent : Location : New Pier	Light, Area Affected: 10	00%			
Not Accessible	50%					
Pile Caps						
Concrete	100%	LIFE	* *	5	\$900	
	Recent Replace Evident, Extent : Location : New Pier	Light, Area Affected : 10	00%			
Piles and Bracing						
Timber	15%	LIFE	* *	4-5	\$8,300	
Not Accessible	85%					
Deck Elements						
Railing						
Steel	100%	2027 \$	310,300			
	Recent Replace Evident, Extent : Location : New Pier	Light, Area Affected : 10	00%			
Electrical						
Lighting Fixture						
Incandescent	100%	2023				
	Recent Replace Evident, Extent : Location : New Pier	Light, Area Affected : 10	00%			

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : CONCRETE BULKHEAD

Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY

 $Borough \hspace{1.5cm} : \hspace{.1cm} QUEENS \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

 $Program \, / \, Asset \, \# \quad : \, \, DCAS001.000 \, / \, 14015 \qquad \qquad Yr \, Built/Renovated \quad : \,$

Linear Ft : 1,376 Project Type : REAL PROPERTY

Date of Survey : 19-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 16109 Lot : 47 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads		\$509,900
Total		\$509,900
Importance Code B		\$509,900
Total		\$509.900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$46,900	\$200	\$7,100	
Total	\$46,900	\$200	\$7,100	
Importance Code A	\$28,100			
Importance Code B	\$18,800	\$200	\$7,100	
Total	\$46,900	\$200	\$7,100	



Maintenance \$ are aggregated over a 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

Bulkheads		Current Re	pair	Future Replacement		Maintenance		
System Component Type	% of I Total	Fail Date E (Years)	estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Gravity Wall						_	*	
Concrete	30%			LIFE	* *	5	\$1,700	
		Bleeding, E. : Throughou	xtent : Light, Are t	ea Affecte	ed : 10%			
	Spalling, Ex	xtent : Light,	Area Affected :	5%				
	Location :	: Below Cap						
Concrete	5%	4+	\$28,100	LIFE	* *	5	\$300	
	Spalling, Ex	xtent : Mode	rate, Area Affect	ed : 10%				
	Location : At 330, 520, 550, And 740 Feet From East							
Not Accessible	65%							
Backfill								
Fill								
Topsoil	•	Now	\$15,000	2067	* *			
			rate, Area Affect					
	Location :	: Sinkhole 12	20 Feet From We	st End O	f Bulkhead			
Not Accessible	95%							
Surface								
Concrete	90%			2036	* *	5	\$14,100	
	Cracking, E	Extent : Ligh	t, Area Affected :	5%				
	Location :	: Throughou	t					
Topsoil	5%			2025	\$3,800	5	\$300	
Topsoil	5%	Now	\$3,800	2027	\$3,800	5	\$200	
_	Settlement,	Extent : Sev	ere, Area Affecte	d: 25%				
	Location :	: Sinkhole 12	20 Feet From We	st End A	nd Rodent Holes In	n Western	ı 100 Feet	
Deck Elements								
Railing								
Aluminum	100%			2025	\$509,900			

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : GRAVITY WALL W/REVETMENT

Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE

 $Borough \hspace{1.5cm} : \hspace{.1cm} QUEENS \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

Program / Asset # : DCAS005.000 / 14025 Yr Built/Renovated :

Linear Ft : 903 Project Type : REAL PROPERTY

Date of Survey : 12-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 4613 Lot : 1 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$1,246,900	\$68,900
Total	\$1,246,900	\$68,900
Importance Code A	\$963,600	\$68,900
Importance Code B	\$182,300	
Importance Code C	\$101,000	
Total	\$1,246,900	\$68,900

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$22,200		\$4,400	
Total	\$22,200		\$4,400	
Importance Code A	фаа аоо		# 400	
Importance Code B Importance Code C	\$22,200		\$4,400	
Total	\$22,200		\$4,400	_



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

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

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

Asset #: 14025

Bulkheads	Current Repair	Current Repair Future Replacement		М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural						
Coping/Curb	000/	TIPE	* *	-	# 000	
Concrete	90% Displaced Elements, Extent : Light, Area Location : Above Displaced Stone Wai		d : 30%	5	\$800	
	Spalling, Extent : Light, Area Affected : Location : From 380 Feet To 400 Feet	10%				
No Component	10%					
Gravity Wall						
Concrete	10% Cracking, Extent : Light, Area Affected . Location : Throughout	LIFE : 5%	* *	5	\$400	
Stone	55%	LIFE	* *	5	\$42,100	
Stone	35% Now \$963,600 Displaced Elements, Extent : Severe, Ar Location : From 760 Feet To 850 Feet	LIFE ea Affecte		5	\$26,800	
	Missing Part, Extent: Severe, Area Affe Location: At 133, 410, 560, 630, 660, Progressing Scour, Extent: Severe, Area Location: Undermined Sections At Na	And 890 a Affected	Feet From Southe!: 25%	v		
Revetment						
Stone	85%	LIFE	* *	5	\$4,600	
Stone	15% 4+ \$101,000 Missing Part, Extent : Moderate, Area A Location : At Either End	LIFE Affected :	50%	5	\$800	
Backfill						
Fill Topsoil	5% Now \$9,800	2067	* *			
Topson	Sinkhole, Extent : Moderate, Area Affec Location : Voids Around Majority Of I	ted : 100	%			
Not Accessible	95%					
Surface Asphalt	85%	2036	* *	5	\$8,800	
	Cracking, Extent : Light, Area Affected . Location : Throughout					
	Settlement, Extent : Light, Area Affected Location : Throughout	! : 2%				
Asphalt	15% Now \$12,400 Cracking, Extent : Severe, Area Affected Location : Separation At Displaced Wo	all	* *	5	\$800	
	Settlement, Extent : Severe, Area Affecte Location : At North End					
	Sinkhole, Extent : Severe, Area Affected Location : Voids Around Rail Posts	: 75%				

Deck Elements

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

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

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

Bulkheads	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Deck Elements							
Railing							
Timber	70%	2020	\$98,200				
	Surface Wearing/Scaling, Extent: Moderate, Area Affected: 50%						
	Location : Throughout						
Timber	30% Now \$42,100	2022	\$42,100				
	Broken, Extent : Severe, Area Affected : 25%						
	Location : At 630 Feet From South						
	Rotting/Splitting, Extent: Severe, Area Affected: 75%						
	Location: Throughout And At 355,	436, 540, 56	0, 630 Feet From	South			

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : REVETMENT

Address : FOOT OF MORNINGSTAR ROAD

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0064.000 \, / \, 13936 \qquad \qquad Yr \, Built/Renovated \quad : \,$

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 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$40,100		\$8,800	
Total	\$40,100		\$8,800	
Importance Code B			\$8,800	
Importance Code C	\$40,100			
Total	\$40,100		\$8,800	



Maintenance \$ are aggregated over a 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

Bulkheads	Cur	rent Repair	Futur	e Replacement	M	aintenance		
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Structural								
Coping/Curb								
Concrete	10% No	w \$5,400	LIFE	* *	5			
	*	Displaced Elements, Extent : Severe, Area Affected : 100%						
	Location : Eco	ology Block Wall						
Concrete	90%		LIFE	* *	5	\$100		
Revetment								
Stone	30% 0-	2 \$34,700	LIFE	* *	5	\$300		
	Erosion, Extent	: Severe, Area Affected .	: 100%					
	Location: Los	s Of Armor Stone Throu	ighout					
Stone	70%		LIFE	* *	5	\$700		
	Other Observat	ion, Extent : Moderate, A	Area Affe	cted : 100%				
	Location: Thi	oughout						
	Explanation:	Inadequate Revetment						
Backfill								
Fill								
Not Accessible	100%							
Surface								
Topsoil	100%		2021	\$8,500	5	\$700		
	Settlement, Exte	nt : Light, Area Affectea	! : 25%					
	Location : The	oughout Behind Ecolog	y Blocks					

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : REVETMENT

Address : FOOT OF LIPSETT AVE. EAST

Borough : STATEN ISLAND Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DGS0066.000 \, / \, 13943 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 595 Project Type : REAL PROPERTY

Date of Survey : 19-Dec-2014 Landmark Status : NONE

Areas Surveyed :

Block : 6392 Lot : 1 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$573,300	
Total	\$573,300	
Importance Code B	\$129,800	
Importance Code C	\$443,500	
Total	\$573,300	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$32,500			
Total	\$32,500			
Importance Code B Importance Code C	\$32,500			
Total	\$32,500			



Maintenance \$ are aggregated over a 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

Bulkheads	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	100% Now Erosion, Extent: Seven	+ -)	LIFE 100%	* *	5	\$3,600	1
	Location : Inadequate			•			
	Progressing Scour, Extended Location: Throughout	ent : Severe, Area A					
Backfill							
Fill							
Topsoil	100% Now	\$129,800	2066	* *			
	Erosion, Extent : Sever	e, Area Affected : 1	100%				
	Location : Full Lengt Properties	h Embankment Fai	ilure An	d Progressing Sco	ur Into A	djacent	
Surface							
Topsoil	100% Now	\$32,500	2026	\$32,500	5	\$1,400	
	Erosion, Extent : Sever	e, Area Affected : 1	100%				
	Location : Full Lengt Properties	h Embankment Fai	ilure An	d Progressing Sco	ur Into A	djacent	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 2019 - 2022	FY 2023 - 2028
Bulkheads	\$169,600	
Total	\$169,600	
Importance Code B	\$38,400	
Importance Code C	\$131,200	
Total	\$169,600	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$23,700			
Total	\$23,700			
Importance Code B Importance Code C	\$23,700			
Total	\$23,700			



Maintenance \$ are aggregated over a 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

Bulkheads		Current I	Repair	Futur	Future Replacement Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Structural								
Revetment								
Stone	45%			LIFE	* *	5	\$900	
Stone	55%	4+	\$131,200	LIFE	* *	5	\$1,100	
		-	xtent : Severe, Area ate Revetment Heig					
Backfill Fill								
Topsoil	55%	Now	\$38,400	2066	* *			
		ctent : Sev : Along Ai	ere, Area Affected : rden Ave	100%				
Not Accessible	45%							
Surface								
Asphalt	55%	Now	\$16,100	2041	* *	5	\$1,000	
		xtent : Sev : Along Ai	vere, Area Affected rden Ave	: 100%				
Topsoil	40%			2024	\$7,000	5	\$600	
Topsoil	5%	4+	\$900	2026	\$900	5		
•	Erosion, Ex	ctent : Mod	derate, Area Affecte	ed : 50%				
	Location	: At Crest	West Of Breakwate	r				
Deck Elements								
Railing								
Guard Rail		Now	\$6,400	LIFE	* *			
	-	g Scour, E. : Along Ai	xtent : Severe, Area rden Ave	Affected	l : 100%			
No Component	45%							

Maintenance \$ are aggregated over a 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: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : REVETMENT #3

Address : ALONG BANK STREET FROM WESTERVELT AVE EAST

 $Borough \hspace{1.5cm} : \hspace{.1cm} STATEN \hspace{.1cm} ISLAND \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} N/A$

 $Program \, / \, Asset \, \# \quad : \, \, DGS0063.000 \, / \, 13929 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 200 Project Type : REAL PROPERTY

Date of Survey : 16-Dec-2014 Landmark Status : NONE

Areas Surveyed :

Block : 2 Lot : 778 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$149,100	
Total	\$149,100	
Importance Code C	\$149,100	
Total	\$149,100	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$24,300			
Total	\$24,300			
Importance Code B Importance Code C	\$24,300			
Total	\$24,300			



Maintenance \$ are aggregated over a 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

Bulkheads	Current Rep	air	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural							
Revetment							
Stone	100% 4+	\$149,100	LIFE	* *	5	\$1,200	
	Other Observation, Exter	nt : Severe, Ared	a Affected	! : 100%			
	Location: Throughout						
	Explanation : Insufficie	ent Armor					
Backfill							
Fill							
Topsoil	30% Now	\$13,100	2066	* *			
	Erosion, Extent: Modera	ite, Area Affecte	ed : 100%	ó			
	Location: Throughout						
Not Accessible	70%						
Surface							
Topsoil	30% Now	\$3,300	2026	\$3,300	5	\$100	
-	Erosion, Extent: Severe,	Area Affected :	100%				
	Location: Throughout						
Topsoil	70%		2019	\$7,600	5	\$700	

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 : 15-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 2467 Lot : 1 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$421,800	-
Total	\$421,800	
Importance Code B	\$49,100	
Importance Code C	\$372,700	
Total	\$421,800	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$61,800	\$700		\$100
Total	\$61,800	\$700		\$100
Importance Code B Importance Code C	\$61,800	\$700		\$100
Total	\$61,800	\$700		\$100



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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE

Bulkheads		Current F	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Revetment								
Stone	100%		\$372,700	LIFE	* *	5	\$3,000	
			: Severe, Area Affe	cted : 25	%			
	Location	: At Top O	f Revetment					
	Other Obse	ervation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Through	out					
	Explanat	ion : Inade	equate Stone					
Backfill								
Fill								
Topsoil	75%	Now	\$49,100	2055	* *			
			ere, Area Affected :					
	Location	: Areas 86	, 110, 125, And 140	To 335	Feet From North			
Not Accessible	25%							
Surface								
Asphalt	25%			2030	* *	5	\$1,400	
Asphalt	75%	Now	\$34,300	2042	* *	5	\$2,100	
	Erosion, E.	xtent : Sev	ere, Area Affected :	50%				
	Location	: Areas 86	, 110, 125, And 140	To 335	Feet From North			
Deck Elements								
Railing								
Fencing	100%	0-2	\$27,500	2032	* *	3	\$200	
	Broken, Extent : Severe, Area Affected : 15%							
	Location : Isolated Areas Throughout							
	Progressin	g Scour, E.	xtent : Severe, Area	Affected	d: 100%			
	Location	: Base Un	dermined Through	out				

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Address : HAMILTON AVE MTS SOUTH TO 19TH STREET

Borough : BROOKLYN Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DOS0009.030 \, / \, 14948 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 700 Project Type : REAL PROPERTY

Date of Survey : 15-Aug-2017 Landmark Status : NONE

Areas Surveyed :

Block : 625 Lot : 250 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$429,100	\$101,800
Total	\$429,100	\$101,800
Importance Code A	\$429,100	
Importance Code B		\$101,800
Total	\$429,100	\$101,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$3,600			
Total	\$3,600			
Importance Code A				
Importance Code C	\$3,600			
Total	\$3,600			



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

DEPT. OF CITYWIDE ADMIN. SERV. - 856 REVETMENT WEST OF HOME DEPOT GOWANUS BAY

Bulkheads	Current Rep	air Fut	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY		Cycle (Yrs)	Estimated Cost	Priority
Structural						
Gravity Wall						
Concrete	15% 4+	\$429,100 LIFI		5	\$400	
	Erosion, Extent : Modera Location : Tidal Zone	te, Area Affected : 75	%			
	Spalling, Extent : Modero Location : Isolated Loc	==				
No Component	85%					
Revetment						
Stone	85%	LIFI	**	5	\$7,100	
	Settlement, Extent : Light Location : Surrounding	. 55	f Revetment			
No Component	15%					
Backfill						
Fill						
Not Accessible	100%					
Surface						
Not Accessible	100%					
	Other Observation, Exter	ıt : Light, Area Affecte	ed:0%			
	Location : Limited Acce	ess To Top Of Revetme	nt			
	Explanation : Heavy Ve	getation				
Deck Elements				•		•
Railing						
Steel	15%	2023	\$101,800			
No Component	85%					

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

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 :

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$55,700		\$100	
Total	\$55,700		\$100	
Importance Code A	\$55,200			
Importance Code B	\$600		\$100	
Total	\$55,700		\$100	



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

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

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

Bulkheads		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of l Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural								
Sheet Piles								
Steel	5%	4+	\$29,300	LIFE	* *			
	Corrosion,	Extent : M	loderate, Area Affe	cted : 10	0%			
	Location .	: Tidal An	d Splash Zones					
	Displaced I	Elements, .	Extent : Severe, Ar	ea Affect	ed : 75%			
	Location .	: Impact L	Damage 110 Feet F	rom East	t			
Steel	65%			LIFE	* *			
Not Accessible	30%							
Pile Caps								
Concrete	80%			LIFE	* *	5	\$1,200	
Concrete	5%	Now	\$6,500	LIFE	* *	5	\$100	
	Spalling, E	xtent : Sev	ere, Area Affected	: 100%				
	Location .	: Northeas	st Corner					
Concrete	15%	4+	\$19,400	LIFE	* *	5	\$200	
	Spalling, Ex Location .	_	ht, Area Affected : out	100%				
Backfill								
Fill								
Not Accessible	100%							
Surface								
Gravel	100%			2029	* *	2-5	\$1,500	
	Settlement, Location .		ight, Area Affected out	: 20%				

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

Print Date: 22-Sep-2017 DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STEEL SHEET PILE BULKHEAD GRAVITY WALL

Address : B 128TH ST ALONG BEACH CHANNEL TO B 141ST ST, ROCKAWAY

Borough : QUEENS Agency's Number : N/A

 $Program \, / \, Asset \, \# \quad : \, \, DCAS003.000 \, / \, 14018 \qquad \qquad Yr \, Built/Renovated \quad : \, \,$

Linear Ft : 3,240 Project Type : REAL PROPERTY

Date of Survey : 22-Oct-2015 Landmark Status : NONE

Areas Surveyed :

Block : 16241 Lot : 200 BIN :

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Bulkheads	\$83,000	\$5,073,800
Total	\$83,000	\$5,073,800
Importance Code B	\$83,000	\$5,073,800
Total	\$83,000	\$5,073,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Bulkheads	\$3,100		\$17,200	
Total	\$3,100		\$17,200	
Importance Code A				
Importance Code B	\$3,100		\$17,200	
Importance Code C				
Total	\$3,100		\$17,200	



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

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

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

Asset #: 14018

ds Current Repair Future Replacement		M	Maintenance				
% of Fail Date Estin Total (Years)	nated Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
	LIFE	* *	5	\$1,600			
13%							
4.007		ata ata	_				
	LIFE	* *	5	\$2,300			
88%							
2.70/		de de					
	LIFE	* *					
40%							
1000/	LIDE	ata ata	-	ФО ООО			
		* *	5	\$9,800			
	ea Affected : 2%						
Location : At West End							
1000/							
100%							
700/	2026	* *	5	\$25,000			
			3	\$23,900			
	eu rijjecieu . 570						
-	rea Affected : 5%						
	irea rijjeetea . 370						
	\$50,200, 2042	* *		\$000			
			3	\$900			
		* *	5	\$400			
	==	E t E 1					
23%	2036	* *	5	\$8,500			
000/	2025	#2 110 000					
			2 270	9 E - 4 12075			
	g Sections Up To 4 Fee	rt Long At 2250 F	eet, 2/08	8 Feet, And 29/5			
	12% 75% 13% 12% 88% 12% 88% 12% 88% 35% 225% 40% 100% Cracking, Extent: Light, An Location: At West End 100% Cracking, Extent: Light, An Location: Throughout Settlement, Extent: Light, A Location: Throughout Settlement, Extent: Moderat Location: Isolated Throughout Settlement, Extent: Moderat Location: Isolated Throughout Settlement, Extent: Moderat Location: Isolated Throughout 100% Settlement, Extent: Moderat Location: Isolated Throughout 2% Now Settlement, Extent: Severe, Location: In Sidewalk 88: 23% 99% 1% Now Missing Part, Extent: Moderat Location: M	Total (Years) Settlement, Extent: Light, Area Affected: 5% Location: Throughout Settlement, Extent: Moderate, Area Affected: 5% Location: Isolated Throughout Sidewalk 500 Festlement, Extent: Moderate, Area Affected: 100% Location: Isolated Throughout Sidewalk 500 Festlement, Extent: Moderate, Area Affected: 5% Location: Isolated Throughout Sidewalk 500 Festlement, Extent: Moderate, Area Affected: 5% Location: Isolated Throughout Sidewalk 500 Festlement, Extent: Moderate, Area Affected: 100% Location: In Sidewalk 880 Feet To 955 Feet Fron 23% 2036	12%	12%	12%		

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

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

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

Asset #: 14018

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

Deck Elements

Parapet

Concrete 80% 2028 \$1,931,600

Cracking, Extent: Light, Area Affected: 10%
Location: Throughout To 1340 Feet From East End
Recent Repair Evident, Extent: Light, Area Affected: 10%
Location: 1975 Feet From East End To West End Of Asset

Spalling, Extent: Moderate, Area Affected: 40% Location: Spall At 875 Feet From East End

Under Construction 20%

DEPT. OF CITYWIDE ADMIN. SERV. - 856

Project: REAL PROPERTY

CAPITAL		F	Y 2019 - 2022		FY 2023 - 2028			
Miscellar	neous Buildings		144,700		1			
EXPENSE		FY 2019	FY 2020		FY 2021	FY 2022		
Miscellar	neous Buildings	8,000	5,100		5,500	6,100		
ASSET#	NAME			SQFT	CAPITAL	EXPENSE		
14648	WALTHAM HEALTH CENTER			4,372	259,900	24,700		

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

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