

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
Program / Asset # : DGS0044.000 / 13453 **Yr Built/Renovated** : 1969 / 2015
Area Sq Ft : 731,670 **Project Type** : REAL PROPERTY
Date of Survey : 06-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,ph
Block : 94 **Lot** : 25 **BIN** : 1001289

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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$175,000	LIFE	**	5	\$153,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Penthouse 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 Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Glass Block	2%			LIFE	**	5	\$3,400	
	Metal Louvers	10%			2035	**	10	\$171,100	
	No Component	88%							
Other Observation, Extent : Light, Area Affected : 0%									
Location :									
Explanation : Fixed Glass Facade - No Operable Windows									
Parapets									
	Cast in Place Concrete	65%			LIFE	**	5	\$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	**			
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Perimeter Roof Ove 9th Floor									
	IRMA/Protected Membrane	75%			2036	**	10	\$139,500	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
	Carpet	35%			2025	\$4,944,300	3	\$764,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$239,000	
	Ceramic Tile	5%			2035	**	5	\$54,600	
	Terrazzo	10%			LIFE	**	5	\$85,400	
	Vinyl Tile	5%	Now	\$235,200	2031	**	3	\$20,500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Basement Corridor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : Basement Corridor									
	Vinyl Tile	35%			2031	**	3	\$191,200	

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

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

Interior

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2026	\$468,200	5	\$3,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Main Service Switches Rated @ 5000 Amperes Each.

Transformers

Dry Type	100%			2031	**	5	\$2,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room And Boiler Room

Explanation : 150kva, 75kva, 15kva

Switchgear / Switchboard

Air Circuit Breaker	5%			2036	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Generator Room

Explanation : Power Circuit Breakers

Fused Disc Sw	90%			2026	\$980,200	5	\$2,800	
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Molded Case Bkrs	5%			2036	**	5	\$1,000	
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Raceway

Conduit	40%			2036	**	1		
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Conduit	10%			2046	**	1		
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Conduit	50%			2026	\$638,700	1		
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Panelboards

Fused Disc Sw	10%			2034	**	5	\$1,700	
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Fused Disc Sw	10%			2025	\$99,900	5	\$1,700	
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Molded Case Bkrs	30%			2034	**	5	\$5,800	
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Molded Case Bkrs	40%			2025	\$399,800	5	\$7,700	
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Molded Case Bkrs	10%			2042	**	5	\$1,900	
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Asset # : 13453

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	40%			2036	* *	1		
Thermoplastic	10%			2046	* *	1		
Thermoplastic	50%			2026	\$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	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$10,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Metal Water Pipe								
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	* *	1	\$225,100	
Generators								
Diesel	100%			2029	* *	1	\$283,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 2-1750kw Diesel Generators								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$27,100	
Fuel Storage								
Day Tank	50%			2034	* *	5	\$67,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallons Rated Capacity								
Main Tank	50%			2041	* *	5	\$10,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 2- 1200 Gallons Rated Capacity								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$4,127,900	10	\$656,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	2%			2026	\$84,200	10	\$13,400	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Corridors								

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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$7,676,500	1-3	\$450,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2046	* *	1		
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hazard! There Is An Electrical Heater In Gas Meter Rm.</i>								
Conversion Equipment								
Steam Boiler	100%			2039	* *	1	\$722,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 3 Boilers</i>								
Distribution								
Hot Wtr Piping/Pump	30%			2034	* *	4	\$10,800	
Central Plant Steam Piping/Pmp	70%			2036	* *	4	\$37,800	
Terminal Devices								
Air Handler	60%			2026	\$5,843,000	1	\$270,800	
Convactor/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		

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2029	* *	1	\$750,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 95%							
		Location : Penthouse							
	Split Unit	5%			2026	\$739,200			
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2036	* *	4	\$54,000	
Terminal Devices									
	Air Handler/Cool/Ht	95%	Now	\$147,600	2026	\$7,378,800	1	\$385,900	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : The Drip Pans, Penthouse							
	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 Replace Evident, Extent : Light, Area Affected : 30%							
		Location : Roof							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$407,000	
Exhaust Fans									
	Interior	90%			2026	\$2,217,500	2	\$20,100	
	Roof	10%			2026	\$115,000	2	\$2,200	
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2036	* *	1		
	Galvanized Steel	70%			2031	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$422,400	2	\$10,600	
Sanitary Piping									
	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

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100 GOLD STREET OFFICE BUILDING
Asset # : 13453

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (4) L-6 (4) 1-9 (1) L-9									
Explanation : Nine Units									
Fire Suppression									
Standpipe									
	Generic	100%			2036		* *	1-5	\$368,000
Sprinkler									
	No Component	20%							
	Generic	80%			2036		* *	1-2	\$163,600
Fire Pump									
	Generic	100%			2029		* *	1	\$136,300

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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



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

Asset # : 49

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

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253-256 BROADWAY FMR HOME LIFE INSURANCE BLDG.

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	20%	Now	\$39,200	LIFE	**			1
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Sidewalk Over Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Sidewalk Over Basement								
Copper/Terne	10%			2040	**	10	\$16,100	
Modified Bitumen	50%			2030	**	10	\$32,200	
Modified Bitumen	20%	Now	\$16,600	2030	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over 14th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Mechanical Room								
Interior								
Floors								
Carpet	15%			2021	\$822,600	3	\$87,500	
Cast in Place Concrete	10%	Now	\$89,400	LIFE	**	5	\$85,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Pump Room In Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement And Sub-basement								
Ceramic Tile	5%			2034	**	5	\$19,400	
Mosaic Tile	5%			2030	**	5	\$48,600	
Terrazzo	10%			LIFE	**	5	\$30,400	
Vinyl Tile	15%	Now	\$548,000	2035	**	3	\$21,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%								
Location : 15th, 16th, And 17th Floors								
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	10%	Now	\$645,000	LIFE	**			
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : Sub-basement								
Spalling, Extent : Severe, Area Affected : 50%								
Location : Basement And Sub-basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement And Sub-basement								
Marble Panels	5%			LIFE	**			
Plaster	15%	Now	\$398,200	LIFE	**	5	\$33,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : 15th, 16th And 17th Floors								
Plaster	45%			LIFE	**	5	\$101,000	

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

Asset # : 49

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	15%	Now	\$599,200	2045	**	5	\$29,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : 3rd And 17th Floors</i>								
AcousTileConcealSpLn	15%			2030	**	5	\$72,900	
AcousTileSusp.Lay-In	5%			2042	**	5	\$19,400	
Exposed Concrete	5%			LIFE	**	5	\$3,000	
Masonry:Vault Struct	15%	Now	\$1,179,900	LIFE	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement And Sub-basement</i>								
<i>Explanation : Corroded Steel Members</i>								
Plaster	15%	Now	\$338,300	LIFE	**	5	\$36,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 16th And 17th Floors</i>								
Plaster	30%			LIFE	**	5	\$72,900	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$1,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room In The Sub-basement</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
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	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Molded Case Bkrs	50%			2041	**	5	\$3,400	
Molded Case Bkrs	20%			2024	\$105,700	5	\$1,400	

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

Asset # : 49

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	30%	2-4	\$323,100	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	70%			2045	**	1		
Motor Controllers								
Locally Mounted	60%			2038	**	5	\$1,100	
Locally Mounted	20%	2-4	\$6,500	2045	**	5	\$200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Variable Frequency Drive	20%			2038	**			
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,500	LIFE	**	5	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2025	\$1,389,900	10	\$202,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2030	**	10	\$35,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$31,300	
Exit, LED	10%			2060	**	1		
Exit, Service	40%			2033	**	1		
Alarm								
Security System								
No Component	80%							
Generic	20%			2033	**	1	\$19,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby, Hallways</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	**	1-3	\$160,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Horns And Bells</i>								

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

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

Asset # : 49

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating									
Energy Source									
Utility Steam	100%			2035	**	1			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Murray Street								
	Explanation : From Con Ed								
Conversion Equipment									
Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$15,400		
Distribution									
Central Plant Steam Piping/Pmp	100%	Now	\$227,500	2025	\$4,550,300	4	\$12,800		
	Corroded, Extent : Severe, Area Affected : 20%								
	Location : Sub-basement								
Terminal Devices									
Air Handler	20%	Now	\$75,600	2025	\$756,100	1	\$28,900		
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement								
Convactor/Radiator	80%			2023	\$1,151,500	1	\$67,100		
Air Conditioning									
Energy Source									
Electricity	100%			2033	**	1			
Conversion Equipment									
Reciprocating Compr/Chiller	30%			2025	\$684,600	1	\$36,100		
	R-22 Refrigerant, Extent : Light, Area Affected : 30%								
	Location : Various Locations								
Window/Wall Unit	20%			2020	\$112,100	1			
No Component	50%								
Distribution									
CW & CHW Wtr Pipe/Pump	30%			2035	**	4	\$5,800		
No Component	70%								
Terminal Devices									
Air Handler/Cool/Ht	30%			2025	\$452,300	1	\$48,200		
No Component	70%								
Heat Rejection									
Air Cooled Condenser Unit	30%			2033	**	2	\$54,300		
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : 16th Floor								
	Explanation : 3 Units								
No Component	70%								
Ventilation									
Distribution									
Ductwork/Diffusers	100%	Now	\$247,700	LIFE	**	2-5	\$144,800		
	Abandoned in Place, Extent : Severe, Area Affected : 10%								
	Location : Sub-basement								

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

Asset # : 49

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2025	\$956,500	2	\$8,000	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2035	* *	1		
	Galvanized Steel	20%	Now	\$11,800	2023	\$235,900	1		
	Corroded, Extent : Severe, Area 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) 1-14 (1) Sb, B, 1.								
	Explanation : 5 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2035	* *	1-5	\$130,900	
	Sprinkler								
	No Component	85%							
	Generic	15%			2025	\$394,900	1-2	\$10,900	
	Other Observation, Extent : Light, Area Affected : 15%								
	Location : Sub-basement, Basement, 1st Floor								
	Explanation : Part Of The Building Only								
	Fire Pump								
	No Component	50%							
	Generic	50%			2038	* *	1	\$24,300	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : #256 Sub-basement								
	Explanation : For #256 Side Only								

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Print Date : 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
Program / Asset # : DCAS010.000 / 14539 **Yr Built/Renovated** : 1900 / 2015
Area Sq Ft : 42,000 **Project Type** : REAL PROPERTY
Date of Survey : 07-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 200 **Lot** : 1 **BIN** :

CAPITAL	FY 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$135,000	LIFE	**	5	\$29,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Masonry: Brick	30%			LIFE	**	5	\$21,800	
Masonry: Brownstone	15%			LIFE	**	5	\$8,200	
Masonry: Fieldstone	5%	Now	\$31,800	LIFE	**	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Foundation								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation								
Masonry: Limestone	5%	Now	\$8,000	LIFE	**	5	\$2,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%	Now	\$7,900	2036	**	5	\$6,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Exterior Fire Escape At East Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Exterior Fire Escapes At East And West Facades								
Windows								
Aluminum	100%			2042	**	5	\$15,000	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$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 : Throughout								
Skylight, Metal/Glass	10%			2046	**	10	\$8,200	
Skylight, Plastic	5%			2043	**	1		
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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%	Now	\$5,100	LIFE	**	1		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%								
Location : Over Sump Pump In Basement								
Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
Location : Over Sump Pump In Basement								
Vinyl Tile	6%	Now	\$28,800	2036	**	3	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Room 402								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Room 402								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Room 402								
Explanation : 9x9 Tiles								
Vinyl Tile	10%			2026	\$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%	Now	\$122,000	LIFE	**			
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Plaster	70%	Now	\$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								
Paint Peeling, Extent : Moderate, Area Affected : 50%								
Location : Throughout								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated 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 : Moderate, Area Affected : 15%

Location : Third Floor

Embossed Metal	50%			LIFE	**	5	\$12,500	
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Deteriorated Finish, Extent : Moderate, Area Affected : 1%

Location : Throughout

Paint Peeling, Extent : Moderate, Area Affected : 5%

Location : Throughout

Plaster	30%			LIFE	**	5	\$10,400	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Fifth Floor

Paint Peeling, Extent : Moderate, Area Affected : 5%

Location : Fifth Floor

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2036	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : One 400a Main Disconnect Switch

Raceway

Conduit	100%			2036	**	1		
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Panelboards

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

Thermoplastic	100%			2036	**	1		
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Motor Controllers

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

Grounding Devices

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

Location : Basement

Explanation : Corroded

Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2026	\$107,200	10	\$17,000	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	50%			2031	* *	10	\$17,000	
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Explanation : Compact Fluorescent 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 Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2031	* *	1	\$36,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		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		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	25%			2024	\$329,700	2	\$600	
	Exterior Pkg Unit - Cooling	10%			2026	\$28,600	2	\$200	
	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 Unit	40%			2026	\$17,100	2	\$10,400	
	No Component	60%							
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	90%							
	Generic	10%			2052	* *	1-2	\$1,000	
No Backflow Preventer, Extent : Light, Area Affected : 100%									
Location : Basement									

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

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

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

Print Date : 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
Program / Asset # : ACS0001.000 / 13411 **Yr Built/Renovated** : 1962 / 2001
Area Sq Ft : 40,507 **Project Type** : REAL PROPERTY
Date of Survey : 06-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 423 **Lot** : 22 **BIN** : 1005645

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	\$681,400	\$1,921,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,900	\$17,700		
Interior Architecture	\$6,800		\$800	\$11,700
Electrical	\$21,600	\$10,900	\$1,400	\$700
Mechanical	\$18,000	\$28,200	\$21,500	\$7,800
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$93,200	\$66,700	\$33,600	\$30,100
Importance Code A	\$38,900	\$19,700	\$2,000	\$2,000
Importance Code B	\$52,800	\$47,000	\$31,600	\$28,100
Importance Code C	\$1,500			
Total	\$93,200	\$66,700	\$33,600	\$30,100



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$20,000	
Masonry: Brick	20%	Now	\$48,800	LIFE	**	5	\$8,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : West Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Spalling, Extent : Severe, Area Affected : 25%								
Location : West Facade								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : West Facade								
Explanation : Wall Is Covered With Waterproof Sealant.								
Masonry: Brick Cavity	60%			LIFE	**	5	\$24,000	
Stucco Cement	5%	Now	\$11,700	2030	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Bulkhead								
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Bulkhead								
Window Wall	5%	Now	\$19,500	2045	**	5	\$3,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : At Main Entrance								
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Main Entrance								
Windows								
Aluminum	100%	Now	\$66,500	2041	**	5	\$7,800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$2,000	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Masonry: Brick	20%			LIFE	**	5	\$1,000	
Masonry: Brick Cavity	40%			LIFE	**	5	\$2,000	
Metal: Cage/Fence	10%	Now	\$2,000	2030	**	5	\$1,600	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Balconies								
Roof								
Modified Bitumen	85%			2030	**	10	\$17,700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Rubber Tiles								
Modified Bitumen	15%	Now	\$3,700	2025	\$18,400			
Vegetation Growth, Extent : Moderate, Area Affected : 10%								
Location : West Roof Over Second Floor								
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : West Roof Over Second Floor								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
ADMINISTRATION BUILDING
Asset # : 13411

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

Interior

Floors

Cast in Place Concrete	5%			LIFE	**	5		\$6,600	
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	

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

Location : Room 402, Basement Corridor

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

Location : Room 402, Basement Corridor

Interior Walls

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

Ceilings

AcousTileSusp.Lay-In	20%			2042	**	5		\$12,100	
AcousTileSusp.Lay-In	75%			2038	**	5		\$45,500	
Exposed Struc: Steel	5%	0-2	\$129,400	LIFE	**				

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

Location : Beam In Mechanical Room

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2025	\$37,500	5		\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Switch Rated @ 1200 Amperes

Switchgear / Switchboard

Fused Disc Sw	100%			2025	\$148,500	5		\$200	
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Raceway

Conduit	100%			2025	\$88,200	1			
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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			

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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%	2-4	\$20,900	2045	* *	5	\$100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Locally Mounted	30%			2023	\$9,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
	Interior Lighting								
	Fluorescent	59%			2020	\$137,900	10	\$21,900	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2030	* *	10	\$7,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : 5th Floor							
	Fluorescent	20%			2030	* *	10	\$7,400	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Lobby							
	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, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Strobe Lights, Smoke Detectors, Manual Pull Stations And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2035	* *	5	\$12,600	
	Conversion Equipment								
	Hot Water Boiler	100%			2030	* *	1	\$20,000	
		Boiler Used For Hot Water, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							

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

Estimates are rounded to the nearest hundred dollars.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2033	* *	4	\$2,000	
	Terminal Devices								
	Air Handler	50%			2025	\$270,200	1	\$12,500	
	Convactor/Radiator	50%			2030	* *	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2025	\$326,200	1	\$18,800	
			</						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
ADMINISTRATION BUILDING
Asset # : 13411

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (1) B-6 (1) B-5									
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

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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 : APPELLATE COURT - 1ST DEPT.
Address : 27 MADISON AVENUE BTWN: E. 25 ST. - E. 26 ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : DGS0052.000 / 13870 **Yr Built/Renovated** : 1900 / 2004
Area Sq Ft : 54,300 **Project Type** : REAL PROPERTY
Date of Survey : 07-Jul-2015 **Landmark Status** : INTERIOR, EXTERIOR, H-DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,3,5
Block : 855 **Lot** : 1 **BIN** : 1016743

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Fiberglass Panel	5%			2035	**	5	\$152,800		
Masonry: Brick	15%	Now	\$203,800	LIFE	**	5	\$122,200		
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Stack Chimney									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Penthouse									
Masonry: Marble	55%			LIFE	**	5	\$336,100		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Various Ground Level Areas									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Metal Panel	5%	Now	\$97,200	2036	**	5	\$76,400		
Deformed/Dented, Extent : Moderate, Area Affected : 40%									
Location : Throughout B/h									
Stucco Cement	20%			2039	**	5	\$407,400		
Windows									
Aluminum	75%	Now	\$637,600	2042	**	5	\$68,800		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%									
Location : Throughout									
Wood	25%	Now	\$190,800	2034	**	5	\$229,400		
Ctrwt/Balnc Not Funct, Extent : Light, 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 : Moderate, Area Affected : 10%									
Location : Throughout									
Parge/Tar Separating, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Masonry: Marble	44%	Now	\$183,000	LIFE	**	5	\$10,500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	10%	Now	\$16,100	2036	**	5	\$3,700		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Metal Rail	1%	Now	\$600	2031	**	5	\$1,300		
Loose/Miss Fasteners, Extent : Severe, Area Affected : 60%									
Location : Throughout									

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Roll Roofing	75%	Now	\$58,400	2022	\$583,600	5	\$106,600	
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Southeast Corner							
Skylight, Metal/Glass	25%	Now	\$160,100	2036	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior								
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	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Throughout Basement							
Mosaic Tile	10%			2031	**	5	\$215,200	
Marble Panels	10%			LIFE	**	5	\$64,600	
Slate	5%	Now	\$166,200	LIFE	**	5	\$45,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	5%	Now	\$20,200	2031	**	3	\$16,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	10%	4+	\$78,500	2041	**	5	\$80,700	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Interior Walls								
Masonry: Brick	8%			LIFE	**			
Masonry: Fieldstone	2%	Now	\$50,300	LIFE	**			
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Basement							
	Explanation : Water Penetration							
Marble Panels	25%	Now	\$894,800	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Plaster	10%			LIFE	**	5	\$20,300	
Plaster	30%	Now	\$36,000	LIFE	**	5	\$60,900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 2%							
	Location : Southeast Corner Of Library							
	Water Penetration, Extent : Moderate, Area Affected : 3%							
	Location : Southeast Corner Of Library							
Wood	25%			LIFE	**	5	\$677,000	

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	7%			2039	**	5	\$60,300	
Exposed Concrete	6%			LIFE	**	5	\$8,100	
Glass: Susp Panels	10%	Now	\$357,200	LIFE	**			

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

Location : Courtroom Dome

Explanation : Louis Tiffany Dome. Ultra Premium.

Gypsum Board	32%			LIFE	**	5	\$344,400	
Masonry: Marble	10%			LIFE	**	1		
Masonry:Vault Struct	5%	Now	\$87,100	LIFE	**			

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

Location : Throughout

Plaster	30%			LIFE	**	5	\$161,400	
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Location : Electrical Room Basement

Explanation : Two 3000 Amperes

Switchgear / Switchboard

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

Conduit	100%			2052	**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2052	**	1		
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Motor Controllers

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

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

Location : Engineer Office

Explanation : All Controllers Monitored By Bms

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$800	
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Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	70%			2034	* *	10	\$34,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	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	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Chandelier Lighting Fixtures							
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		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	* *	1	\$6,100	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2034	* *	1-3	\$24,100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2026	\$477,200	1	\$25,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Chillers - Basement Mechanical Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Multi Stage Chiller - Basement</i> <i>Explanation : 2 Units</i>								
Distribution								
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								
Generic	100%			2024	\$300			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Cellar</i> <i>Explanation : 4 Units</i>								
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								
Gas Fired	100%			2021	\$34,300	2	\$800	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	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								

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

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

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Print Date : 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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$26,200	LIFE	**	5	\$21,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Below Grade Exterior Areaway Walls							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Below Grade Exterior Areaway Walls							
Masonry: Brick	15%	Now	\$126,000	LIFE	**	5	\$12,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 25%							
	Location : Elevator And Machine Room Bulkheads On Roof							
	Horizontal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Elevator And Machine Room Bulkheads On Roof							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Elevator And Machine Room Bulkheads On Roof							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Elevator And Machine Room Bulkheads On Roof							
Masonry: Granite	5%			LIFE	**	5	\$6,300	
Masonry: Limestone	75%	4+	\$168,800	LIFE	**	5	\$47,200	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Windows								
Bronze/Brass	95%	Now	\$887,000	2036	**	5	\$35,900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	5%			2037	**	10	\$3,800	
Parapets								
Masonry: Brick	45%			LIFE	**	5-10	\$17,800	
Masonry: Limestone	55%			LIFE	**	5-10	\$38,900	
Roof								
Modified Bitumen	100%	Now	\$80,800	2028	\$269,500			
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Debris Present, Extent : Light, Area Affected : 10%							
	Location : Roof							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
	Location : Elevator And Machine Room Bulkheads							
	Patching Evident, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : At Machine Room Bulkheads							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2024	\$331,500	3	\$47,000	
Ceramic Tile	15%			2037	**	5	\$14,100	
Cork Tile	15%	4+	\$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%	4+	\$7,500	2033	**	5	\$3,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Basement Mechanical Room								
Terrazzo	5%			LIFE	**	5	\$7,300	
Vinyl Tile	10%			2028	\$88,300	3	\$4,700	
Wood	5%	4+	\$17,100	2056	**	5	\$4,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
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								
Explanation : Recent Installation								
Exposed Concrete	10%			LIFE	**	5-10	\$11,700	
Plaster	15%			LIFE	**	5-10	\$24,200	
Plaster	70%	Now	\$47,700	LIFE	**	5	\$41,100	
Water Penetration, Extent : Light, Area Affected : 15%								
Location : Library Spaces On 3rd Floor Below Roof								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2063	**			
Free Standing Walls								
Masonry: Brick	100%	4+	\$1,500	2038	**			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Rear Parking Area								
Explanation : Damaged Cement Plaster Finish								
Retaining Walls								
Masonry: Fieldstone	100%	Now	\$3,400	2048	**			
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								
Explanation : Walls Are Clad With Granite Not Fieldstone								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$23,000	5	\$1,700	
Transformers								
Dry Type	100%			2033	* *	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Elevator Room - Penthouse								
Explanation : One 34 KVA 240/120HV-208LV And 100 Amperes 500 DC Volts Output Filter								
Switchgear / Switchboard								
Molded Case Bkrs	90%			2028	\$121,500	5	\$1,500	
Molded Case Bkrs	10%			2038	* *	5	\$200	
Raceway								
Conduit	85%			2028	\$93,100	1		
Conduit	10%			2038	* *	1		
Conduit	5%			2058	* *	1		
Panelboards								
Fused Disc Sw	10%			2027	\$7,400	5	\$100	
Molded Case Bkrs	75%			2027	\$55,800	5	\$1,200	
Molded Case Bkrs	10%			2036	* *	5	\$200	
Molded Case Bkrs	5%			2053	* *	5	\$100	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$34,000	2053	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	55%			2028	\$93,500	1		
Thermoplastic	20%			2038	* *	1		
Thermoplastic	5%			2058	* *	1		
Motor Controllers								
Locally Mounted	20%			2033	* *	5	\$100	
Motor Control Center	80%			2033	* *	5	\$1,400	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2038	* *	10	\$14,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices And Filing Room - Basement</i>								
Fluorescent	55%			2033	* *	10	\$31,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Incandescent	10%			2023	\$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								
No Component	50%							
Generic	50%			2028	\$105,000	1	\$11,700	
Fire/Smoke Detection								
Generic, Analog	100%			2036	* *	1-3	\$38,700	

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2048	* *	5	\$19,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : 8200 Gallon Tank							
Conversion Equipment									
	Steam Boiler	100%	0-2	\$420,800	2048	* *	1	\$56,000	
		Leak Evident, Extent : Moderate, Area Affected : 2%							
		Location : Boiler Stack Is Attached To Adjacent Building. Leaks Flue Gas As Per Super.							
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Distribution									
	Steam Piping/Pump	100%	Now	\$14,400	2038	* *			
		Obsolete Equipment, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Terminal Devices									
	Air Handler	40%	2-4	\$365,700	2038	* *	1	\$14,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 5 Units							
	Convactor/Radiator	60%			2033	* *	1	\$12,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Reciprocating	100%	2-4	\$551,800	2038	* *	1	\$26,200	
	Compr/Chiller								
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 5 Units. 3 Very Old And 2 Slightly Newer							
Distribution									
	CW & CHW Wtr	100%			2028	\$79,300	4	\$4,600	
	Pipe/Pump								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning									
Terminal Devices									
Air Handler/Cool/Ht	100%	Now	\$36,500	2028	\$729,200	1	\$34,900		
Damper(s) Malfunctioning, Extent : Moderate, Area Affected : 5%									
Location : Pneumatic Control In 2nd, 3rd, 4th Floor Air Handlers									
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%									
Location : Air Handlers # 1, 3									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Units Do Heating And Cooling									
Heat Rejection									
Water Cooling Tower	90%	Now	\$22,200	2022	\$222,100	2	\$45,500		
Leak Evident, Extent : Moderate, Area Affected : 20%									
Location : Roof									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : 2 Units									
Water Cooling Tower	10%			2029	* *	2	\$6,300		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,400		
Exhaust Fans									
Interior	100%			2023	\$231,300	2	\$1,900		
Plumbing									
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, Extent : Severe, Area Affected : 50%									
Location : Basement									
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Low Temp Leaks									
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Non-Submersible	100%	0-2	\$9,900	2038	* *	4	\$1,300		
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Sump Pump - Basement									
Fixtures									
Generic	100%								
Vertical Transport									

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

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

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

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

*** 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 : BAINBRIDGE FACILITY
Address : 2556 BAINBRIDGE AVE. @ COLES LA
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : HEA0031.000 / 4223 **Yr Built/Renovated** : 1923 / 2002
Area Sq Ft : 36,688 **Project Type** : REAL PROPERTY
Date of Survey : 20-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3286 **Lot** : 14 **BIN** : 2016589

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$313,500	LIFE	* *	5	\$51,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And South Facades And Chimney								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entire Building Is Currently Unoccupied								
Explanation : Building Formerly Used As Fordham / Bronx Reference Library								
Masonry: Granite	5%			LIFE	* *	5	\$2,300	
Masonry: Limestone	10%	Now	\$33,400	LIFE	* *	5	\$4,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : At Window Sills								
Windows								
Glass Block	2%	Now	\$600	LIFE	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Wall Facing Lower Roof								
Metal Clad	13%	Now	\$77,700	2051	* *	5	\$4,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Bulkheads								
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Wood	85%	Now	\$274,300	2051	* *	5	\$48,200	
Air Infiltration, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	90%	Now	\$62,800	LIFE	* *	5	\$5,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Painted Surfaces, Extent : Moderate, Area Affected : 50%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Pre-Cast Concrete	10%			LIFE	* *	5	\$3,800	
Roof								
Modified Bitumen	100%			2026	\$173,200	10	\$29,400	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	\$142,000	2028	\$142,000	3	\$16,500	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Offices</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$12,000	
Ceramic Tile	5%			2035	**	5	\$2,700	
Terrazzo	5%			LIFE	**	5	\$2,100	
Vinyl Tile 9" X 9"	60%	Now	\$367,600	2036	**	3	\$12,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$4,900	
Gypsum Board	15%			LIFE	**	5	\$8,800	
Plaster	80%	Now	\$127,600	LIFE	**	5	\$23,500	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	50%	Now	\$258,600	2046	**	5	\$13,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	15%			LIFE	**	5	\$1,300	
Plaster	35%	Now	\$25,600	LIFE	**	5	\$12,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Reading Room</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Workroom And Throughout</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2026	\$21,100	5	\$1,000		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 2- Main Service Switches Rated @ 400 Amperes Each.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2026	\$123,800	5	\$1,000		
Raceway									
Conduit	100%			2026	\$60,100	1			
Panelboards									
Molded Case Bkrs	100%			2025	\$60,600	5	\$1,000		
Wiring									
Braided Cloth	50%	2-4	\$41,100	2051	* *	1			
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Thermoplastic	50%			2026	\$41,100	1			
Motor Controllers									
Locally Mounted	100%			2024	\$29,900	5	\$200		
Ground									
Grounding Devices									
Generic	100%	2-4	\$9,600	LIFE	* *	5	\$500		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
Fluorescent	100%	Now	\$211,700	2036	* *				
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
Exit, Service	100%	Now	\$12,400	2036	* *	1			
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Exterior Lighting									
HID	10%	Now	\$14,000	2036	* *				
Not in Service, Extent : Light, Area Affected : 100%									
Location : Outside									
No Component	90%								
Alarm									
Security System									
Generic	100%	Now	\$112,400	2036	* *	1	\$12,300		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Fire/Smoke Detection									
Generic, Analog	100%	Now	\$384,900	2036	* *	1-3	\$20,600		
Not in Service, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2036	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : This Is A Vacant Building					
Conversion Equipment									
	Steam Boiler	100%			2031	**	1	\$36,300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : 1 Unit. This Building Is Vacant And Not Being Used					
Distribution									
	Central Plant Steam Piping/Pmp	100%	0-2	\$58,900	2036	**	4	\$1,800	
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Basement					
Terminal Devices									
	Convactor/Radiator	100%			2031	**	1	\$11,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	**	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2021	\$281,900	2	\$2,200	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 4 Condemn Units					
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%			2021	\$57,800	2	\$1,100	
				On Extended Life, Extent : Severe, Area Affected : 100%					
				Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2026	\$207,600	1		
	Galvanized Steel	20%	0-2	\$3,100	2024	\$30,500	1		
				Corroded, Extent : Moderate, Area Affected : 10%					
				Location : Basement					
Water Heater									
	Gas Fired	100%			2021	\$21,200	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		

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

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

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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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	55%	Now	\$1,129,700	LIFE	**	5	\$73,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Light, Area Affected : 5%								
Location : Corner Of Arthur Ave And E. Tremont								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%	Now	\$161,000	LIFE	**	5	\$5,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Limestone	5%	Now	\$82,600	LIFE	**	5	\$5,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	35%	Now	\$157,500	LIFE	**	5	\$152,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Windows								
Aluminum	100%	Now	\$2,157,000	2052	**	5	\$25,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Parapets								
Cast in Place Concrete	10%	Now	\$37,900	LIFE	**	5	\$12,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 30%								
Location : Throughout								
Masonry: Brick	90%	Now	\$248,200	LIFE	**	5	\$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 40%								
Location : Throughout								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$283,900	2037		**		
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior								
Floors								
Carpet	5%	0-2	\$48,400	2023	\$121,100	3	\$14,000	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Cast in Place Concrete	10%			LIFE		**	\$41,000	
Ceramic Tile	5%			2030		**	\$9,400	
Mosaic Tile	5%			2032		**	\$23,400	
Terrazzo	15%	0-2	\$132,300	LIFE		**	\$22,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Vinyl Tile	50%			2027	\$806,800	3	\$35,100	
Vinyl Tile 9" X 9"	10%	Now	\$209,000	2037		**	\$7,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%			2036		**	\$5,400	
Concrete Masonry Unit	10%	0-2	\$8,200	LIFE		**	\$7,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Gypsum Board	15%	Now	\$22,900	LIFE		**	\$16,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	15%	Now	\$152,300	LIFE		**		
Deformed/Dented, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Marble Panels	2%			LIFE		**		
Plaster	55%	Now	\$405,600	LIFE		**	\$29,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

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

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

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

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

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

Interior

Ceilings

AcousTile,Adhered 15% 0-2 \$26,500 2032 * * 5 \$14,100

Broken/Missing Elements, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Location : Throughout

AcousTileSusp.Lay-In 10% 2032 * * 5 \$18,700

Exposed Concrete 20% Now \$244,200 LIFE * * 5 \$5,900

Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : West Side Basement

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

Location : Throughout

Plaster 55% Now \$548,000 LIFE * * 5 \$64,400

Cracking/Crumbling, Extent : Moderate, Area Affected : 60%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 60%

Location : Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 90% 2027 \$71,600 5 \$500

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

Location : Electrical Room

Explanation : Two 2500 Amperes Main Disconnect Switch

Fused Disc Sw 10% 2037 * * 5 \$100

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

Location : Electrical Room

Explanation : One 800 Amperes Main Disconnect 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 Extended Life, Extent : 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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$237,200	2052	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	20%			2037	* *	1		
Thermoplastic	10%			2057	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$29,900	5	\$800	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,600	LIFE	* *	5	\$1,800	
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Water Main - Basement							
	Explanation : Corroded And Connected With Main Water Pipe							
Stand-by Power								
Transfer Switches								
Automatic	100%			2025	\$9,000	1	\$38,500	
Generators								
Diesel	100%			2023	\$74,100	1	\$48,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Ground Floor							
	Explanation : One 82.5 Kw Single Phase, 125 Kw 3 Phase							
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$4,600	
Fuel Storage								
Main Tank	100%			2030	* *	5	\$3,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Groung Floor							
	Explanation : 250 Gallons							
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$577,800	10	\$91,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	15%			2037	* *	10	\$17,200	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2035	* *	10	\$5,700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
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	

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

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2047

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : (2) 5000 Gallon Tanks*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$124,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : (3) Dual Fuel Steam Boilers*

Distribution

Central Plant Steam

100%

2027

\$2,009,900

4

\$9,300

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2025

\$635,800

1

\$40,400

Air 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 Floor Fan Room**Explanation : (2) Water Sourced Heat Pumps*

Interior Pkg Unit -

Cooling

10%

2028

\$444,000

2

\$800

Window/Wall Unit

70%

0-2

\$17,300

2022

\$173,200

1

*Malfunctioning, Extent : Severe, Area Affected : 35%**Location : Throughout*

Heat Rejection

Water Cooling Tower

20%

2028

\$90,100

2

\$25,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Dry Cooler Works With Water Sourced Heat Pumps*

No Component

80%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$14,000	
	No Component	80%							
	Exhaust Fans								
	Roof	100%			2022	\$197,200	2	\$3,800	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%	0-2	\$10,400	2032	* *	1		
		Corroded, Extent : Moderate, Area Affected : 50%							
		Location : Supply Pipe Connects To Water Main In Basement							
	Water Heater								
	Gas Fired	100%			2022	\$72,400	2	\$1,800	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$86,900	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 20%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$4,900	LIFE	* *	1		
		Cracked, Extent : Light, Area Affected : 5%							
		Location : Basement, Near Entrance To Boiler Room							
	Sump Pump(s)								
	Non-Submersible	50%			2022	\$9,100	4	\$1,300	
	Non-Submersible	50%			2037	* *	4	\$1,300	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Basement							
	Sewage Ejector(s)								
	Electric	100%			2022	\$34,200	4	\$5,000	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2032	* *	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : Dedicated To The Boiler Plant							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (4) 1-7, (1) B-7							
		Explanation : 5 Units							
Fire Suppression									

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$63,100	
		Combination Sprinkler/Stdpipe, Extent : Light, Area Affected : 100%							
		Location : Westside Of Building Façade							
		No Backflow Preventer, Extent : Light, Area Affected : 100%							
		Location : Basement							
Sprinkler									
	No Component	80%							
	Generic	20%			2047	* *	1-2	\$7,000	
Fire Pump									
	Generic	100%			2036	* *	1	\$23,400	

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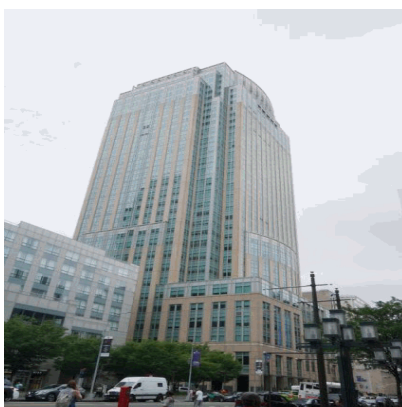
Print Date : 22-Sep-2017

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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	43%			LIFE	**	5	\$345,000	
	Metal/Glass Curt Wall	50%			LIFE	**	5	\$752,100	
	Metal Coiling Doors	2%			2040	**	5	\$50,100	
	Granite Panels	3%			LIFE	**	5	\$18,100	
	Pre-Cast Concrete	2%			LIFE	**	5	\$52,100	
Windows									
	Aluminum	97%			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, Extent : Moderate, Area Affected : 15%									
Location : Perimeter Fence Throughout									
Roof									
	IRMA/Protected Membrane	100%			2035	**	10	\$118,600	
Paver Block Ballast, Extent : Moderate, Area Affected : 25%									
Location : 7th And 33th Floor Setbacks									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Epdm Under Insulation									
Interior									
Floors									
	Carpet	10%			2028	\$1,873,700	3	\$289,800	
	Cast in Place Concrete	10%	2-4	\$76,300	LIFE	**	5	\$317,000	
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : L11 And LI2 Garage Surfaces And Loading Docks									
	Ceramic Tile	3%			2036	**	5	\$43,500	
	Terrazzo	10%			LIFE	**	5	\$113,200	
	Vinyl Tile	65%	4+	\$162,300	2032	**	3	\$353,200	
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : 1st And 14th Floor Vestibules									
	Wood	2%			2055	**	5	\$54,300	
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$48,000	
	Concrete Masonry Unit	10%	Now	\$108,000	LIFE	**	5	\$96,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead Stair A - Floors 32/33									
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Bulkhead Stair A - Floors 32/33									
	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	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	85%			2044	* *	5	\$1,231,700	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%			LIFE	* *	5	\$181,100	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2047	* *	5	\$5,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 5- 4000 Amperes Siemens Low Voltage Power Circuit Breakers								
Transformers								
Dry Type	100%			2040	* *	5	\$3,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2-75kva, 480/208/120 Volts								
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 Drive	8%			2040	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$14,200	
Stand-by Power								
Transfer Switches								
Automatic	100%			2040	* *	1	\$297,900	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Generators								
	Diesel	100%			2036	* *	1	\$374,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2- 1375kva Emergency Generators; Full Load Test On Monthly Basis: No Load Test On Weekly Basis							
Batteries									
	Nickel Cadmium	100%			2022	\$1,500	5	\$215,800	
Fuel Storage									
	Day Tank	50%			2043	* *	5	\$89,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	50%			2055	* *	5	\$14,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Lower Level 2							
		Explanation : 2- 10,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	* *	10	\$710,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	20%			2032	* *	10	\$177,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Corridors, Lobby							
		Explanation : Compact Fluorescent Lamps							
Egress Lighting									
	Emergency, Service	50%			2032	* *	1		
	Exit, LED	50%			2055	* *	1		
Exterior Lighting									
	Fluorescent	10%			2032	* *	10	\$8,900	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside							
	No Component	90%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2055	* *	5	\$28,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Steel Lightning Rods							
Alarm									

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

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

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 Alarm System And CCTV Surveillance Camera System*

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$596,600

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2053

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Vault**Explanation : 2 10,000 Gallon Oil Tanks*

Conversion Equipment

Hot Water Boiler

100%

2040

* *

1

\$478,700

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

Distribution

Hot Wtr Piping/Pump

100%

2049

* *

4

\$47,700

Terminal Devices

Air Handler

20%

2032

* *

1

\$119,700

Convactor/Radiator

80%

2040

* *

1

\$250,100

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

Energy Source

Electricity

100%

2049

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	85%			2036	* *	1	\$890,500	
	R-134a Refrigerant, Extent : Light, Area Affected : 100%							
	Location : Basement Refrigeration Room							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement Refrigeration Room							
	Explanation : 4 Rotary Scroll Compressor Chillers							
Interior Pkg Unit - Cooling	15%			2028	\$5,151,900	2	\$8,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 26th Through 30th Floors							
	Explanation : Water Sourced Packaged Air Conditioning Equipment							
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2053	* *	4	\$47,700	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Refrigeration Equipment Room							
	Explanation : Includes Condenser Water Pumps And Piping							
Terminal Devices								
Air Handler/Cool/Ht	85%			2032	* *	1	\$508,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 1st Through 25th Floors							
	Explanation : No Heating Coils On Air Handlers.							
No Component	15%							
Heat Rejection								
Water Cooling Tower	100%			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, Extent : Light, Area Affected : 0%							
	Location : Throughout							
	Explanation : This Component Is Already Accounted For Under The Cooling Section Of This Report							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	* *	1		
Water Heater								
Electric	10%			2025	\$80,900	4	\$600	
	Other Observation, Extent : Light, Area Affected : 80%							
	Location : Various Locations							
	Explanation : Multiple Point Of Use Electric Hot Water Heaters							
Gas Fired	90%			2025	\$504,200	2	\$12,700	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
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, Area Affected : 100%						
		Location : 10 Passenger, 2 Freight, 4 Restricted To Judges						
		Explanation : 16 Units						
Hydraulic	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 10%						
		Location : Prisoner Elevators						
		Explanation : 2 Units						
Escalators								
Over 20' Rise	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 1-2						
		Explanation : 2 Units						
Fire Suppression								
Standpipe								
Generic	100%			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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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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$149,900	LIFE	* *	5	\$131,200	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Cooling Tower Area							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Cooling Tower							
Masonry: Brick	10%	0-2	\$160,400	LIFE	* *	5	\$52,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Below Windows, Garage Wing							
Masonry: Granite	3%			LIFE	* *	5	\$23,600	
Masonry: Limestone	80%	0-2	\$2,322,900	LIFE	* *	5	\$314,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Slate Panels	2%			LIFE	* *	5	\$15,700	
Windows								
Aluminum	95%	0-2	\$280,700	2036	* *	5	\$33,100	
	Air Infiltration, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 50%							
	Location : Exterior Surfaces							
	Explanation : Dirty Glass							
Metal Louvers	5%			2031	* *	10	\$21,800	
Parapets								
Cast in Place Concrete	40%	Now	\$72,400	LIFE	* *	5	\$116,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	10%	Now	\$16,400	LIFE	* *	5	\$2,800	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Main Roof							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	40%	0-2	\$119,300	LIFE	* *	5	\$14,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Rail	10%			2041	* *	5-10	\$50,800	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	96%	Now	\$808,400	2038	* *			1
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Througout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Modified Bitumen	2%			2036	* *	10	\$3,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Annex Roof							
	Traffic Topping	2%			2036	* *	10	\$6,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	70%			LIFE	* *	5		
	Masonry: Limestone	30%			LIFE	* *	5		
Interior									
Floors									
	Carpet	33%	0-2	\$179,900	2024	\$3,597,300	3	\$417,300	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	15%			LIFE	* *	5	\$553,200	
	Ceramic Tile	7%			2037	* *	5	\$59,000	
	Terrazzo	10%			LIFE	* *	5	\$131,700	
	Vinyl Tile	35%	Now	\$508,300	2028	\$2,541,500	3	\$110,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Corridors, 3rd, 4th, Lm Levels							
		Patching Evident, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2037	* *	5	\$49,500	
	Concrete Masonry Unit	10%	Now	\$111,500	LIFE	* *	5	\$39,600	
	Diagonal Cracks, Extent : Severe, Area Affected : 5%								
	Location : 10th Floor, Roof Stair D								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : Roof Stair D								
	Fabric on Framing	10%			2029	* *	5	\$49,500	
	Gypsum Board	33%	0-2	\$68,700	LIFE	* *	5	\$196,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Brick	5%	4+	\$39,100	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Granite Panels	5%	0-2	\$201,400	LIFE	* *			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Plaster	25%			LIFE	* *	5-10	\$210,500	
	SGFT/Glazed Masonry	5%			LIFE	* *	10	\$24,800	
	Wood	2%			LIFE	* *	5	\$158,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	40%	Now	\$276,300	2033	* *	5	\$210,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	25%	Now	\$345,400	2041	* *	5	\$105,400	
Broken/Missing Elements, Extent : Light, Area Affected : 20%								
Location : Throughout, Corridor(s)								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout, Corridor(s)								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Concrete	30%	Now	\$824,400	LIFE	* *	5	\$39,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : 10th Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : 10th Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Stair D To Roof, 10th Floor								
Gypsum Board	5%	0-2	\$21,600	LIFE	* *	5	\$52,700	
Cracking/Crumbling, Extent : Light, Area Affected : 12%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2033	* *			
Electrical								
		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Transformers									
	Dry Type	100%			2041	* *	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Total Of 75 Different Ratings Also 5.5 Amperes Rectifier 6 Volts Dc									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2028	\$247,500	5	\$1,100	
	Fused Disc Sw	50%			2048	* *	5	\$1,100	
Raceway									
	Conduit	30%			2038	* *	1		
	Conduit	70%			2048	* *	1		
Panelboards									
	Fused Disc Sw	10%			2044	* *	5	\$1,200	
	Molded Case Bkrs	90%			2044	* *	5	\$11,900	
Wiring									
	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 Corroded, Extent : Moderate, Area Affected : 5%									
Location : 10th Floor Mechanical Room									
Suspect Water Damage, Extent : Moderate, Area Affected : 5%									
Location : 10th Floor Mechanical Room									
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
	Generic	50%			LIFE	* *	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Water Main									
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	* *	1	\$154,500	
Generators									
	Diesel	100%			2037	* *	1	\$194,400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Explanation : One 1500 Kw Caterpillar Genset									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Batteries								
Lead/Acid	90%			2022	\$1,400	5	\$16,700	
Lead/Acid	10%			2022	\$200	5	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : On Roof Near Generator								
Explanation : 1500 Kw Load Bank								
Fuel Storage								
Day Tank	50%			2044	* *	5	\$46,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : One 275 Gallons								
Main Tank	50%			2031	* *	5	\$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 10000 Gallons								
Lighting								
Interior Lighting								
Fluorescent	85%			2033	* *	10	\$391,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Using T-12 Lamps								
Incandescent	15%			2023	\$1,254,000	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 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2048	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : No.2 Fuel Tank Also Used As Main Supply Tank For Emergency Diesel Generator. Capacity Of Each Tank 10000 Gal.								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2026	\$3,082,500	1	\$497,200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : 10th Floor Boiler Room							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : 10th Floor							
		Explanation : 2 Units - 2 Instantaneous Heat Exchangers Convert Steam To Hot Water							
Distribution									
	Hot Wtr Piping/Pump	90%			2036	* *	4	\$33,400	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement Through 9th Floor							
		Explanation : Hot Water Used For Preheat Coils And Perimeter Radiators							
	Steam Piping/Pump	10%			2038	* *			
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : 10th Floor							
		Explanation : 10th Floor Uses Steam For Heating. Other Floors Use Hot Water.							
Terminal Devices									
	Air Handler	30%			2028	\$2,009,300	1	\$93,100	
	Convactor/Radiator	30%			2033	* *	1	\$48,600	
	Fan Coil Unit/Heat	40%			2028	\$2,853,300	1	\$64,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	98%			2041	* *	1	\$532,400	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Chillers							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Units From 2013 In 10th Floor. 1 Packaged Chiller On The Roof Not Operational Yet. Did Not Signed Off On The Unit.							
	Exterior Pkg Unit - Cooling	1%			2033	* *	2	\$300	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Roof							
		Explanation : 2 Units Used For Elevator Machine Rooms.							
	Split Unit	1%			2033	* *			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2048	* *	4	\$37,100	
Terminal Devices									
	Air Handler/Cool/Ht	50%			2033	* *	1	\$155,200	
	Fan Coil - 4 Pipe	50%			2028	\$5,575,900	1	\$81,100	

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

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

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

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

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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
Program / Asset # : DCAS009.000 / 14315 **Yr Built/Renovated** : 2003 / 2009
Area Sq Ft : 732,515 **Project Type** : REAL PROPERTY
Date of Survey : 27-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,L1,L2
Block : 2444 **Lot** : 32 **BIN** : 2113095

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	65%	0-2	\$3,915,400	LIFE	* *	5	\$794,200	
	Glazing Broken/Cracked, Extent : Light, Area Affected : 20%							
	Location : Seventh Floor Law Library							
Metal Panel	20%	0-2	\$47,500	2045	* *	5	\$244,400	
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Granite Panels	5%			LIFE	* *	5	\$24,400	
Pre-Cast Concrete	10%			LIFE	* *	5	\$211,800	
Windows								
Metal Louvers	10%			2034	* *	10		
No Component	90%							
Parapets								
Metal Panel	10%			2045	* *	5	\$7,700	
Metal Rail	90%			2038	* *	5-10	\$322,000	
Roof								
IRMA/Protected Membrane	4%	Now	\$26,700	2030	* *			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Panel	4%	Now	\$47,200	2038	* *			
	Seams Open/Split, Extent : Moderate, Area Affected : 100%							
	Location : Over 2nd Floor Ramp To Jury Waiting Room							
Modified Bitumen	90%	Now	\$219,100	2030	* *			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Skylight, Metal/Glass	2%			2045	* *	10	\$27,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : 2 Units							
Interior								
Floors								
Carpet	40%	0-2	\$1,134,100	2024	\$5,670,700	3	\$657,800	
	Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Cast in Place Concrete	10%	4+	\$23,100	LIFE	* *	5	\$239,800	
	Loose/Delam Surface, Extent : Light, Area Affected : 25%							
	Location : Boiler Room							
	Paint Peeling, Extent : Moderate, Area Affected : 25%							
	Location : Elevator Machine Room 1004							
Ceramic Tile	5%			2034	* *	5	\$54,800	
Granite Panels	15%			LIFE	* *	5	\$123,300	
Terrazzo	30%	0-2	\$1,045,600	LIFE	* *	5	\$257,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	8%			2034	* *	5	\$147,000	
	Gypsum Board	75%			LIFE	* *	5	\$826,700	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Elevator Room 1031									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Granite Panels	12%			LIFE	* *			
	Wood	5%			LIFE	* *	5	\$367,400	
Ceilings									
	AcousTileSusp.Lay-In	58%	0-2	\$260,500	2038	* *	5	\$318,000	
Broken/Missing Elements, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Gypsum Board	40%	0-2	\$449,300	LIFE	* *	5	\$548,200	
Water Penetration, Extent : Light, Area Affected : 2%									
Location : 6th Floor And Ceiling Above Jury Assembly Ramp									
	Metal Panel	2%			LIFE	* *	5	\$27,400	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%			2051	* *	5	\$3,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 5000 Amperes Services									
Transformers									
	Dry Type	100%			2042	* *	5	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Various Kva Ratings									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2051	* *	5	\$3,100	
Raceway									
	Conduit	100%			2051	* *	1		
Panelboards									
	Fused Disc Sw	10%			2047	* *	5	\$1,700	
	Molded Case Bkrs	90%			2047	* *	5	\$17,400	
Wiring									
	Thermoplastic	100%			2051	* *	1		

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

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

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

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

Lighting

Egress Lighting

Exit, LED	60%			2060	**	1		
Exit, Service	10%			2033	**	1		
Exit, Battery	30%			2033	**	10	\$14,800	

Exterior Lighting

HID	100%			2033	**	10	\$2,200	
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Lightning Protection

Arresters/Cablings

Generic	100%			2060	**	5	\$21,500	
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Alarm

Security System

Generic	100%			2033	**	1	\$273,600	
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Fire/Smoke Detection

Generic, Digital	100%			2033	**	1-3	\$451,400	
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Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%			2045	**	1		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Vault

Explanation : 2 - 10,000 Gallon Tanks For #2 Fuel Oil

Conversion Equipment

Hot Water Boiler	100%			2038	**	1	\$362,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 3 Boilers

Distribution

Hot Wtr Piping/Pump	100%			2041	**	4	\$36,100	
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Terminal Devices

Air Handler	35%			2030	**	1	\$158,500	
Convactor/Radiator	60%			2038	**	1	\$142,000	
Unit Heater - Steam	5%	Now	\$74,500	2030	**	4	\$3,400	

Other Observation, Extent : Severe, Area Affected : 30%

Location : Sallyport

Explanation : Insufficient Heating Capacity For This Area

Air Conditioning

Energy Source

Electricity	100%			2047	**	1		
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Other Observation, Extent : Light, Area Affected : 33%

Location : Chiller Room

Explanation : 1 Chiller - Power Supplied From A Natural Gas Powered Generator

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	90%			2034	**	1	\$713,400	
	Interior Pkg Unit - Cooling	10%	Now	\$2,598,700	2030	**	2	\$3,600	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Unit 2, 8, 9, 19									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Inadequate Condenser Water Flow To Operate Equipment using Refrigerant Hcfc 123									
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$36,100	
Corroded, Extent : Light, Area Affected : 2%									
Location : Next To Water Cooling Tower									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2030	**	1	\$453,000	
Heat Rejection									
	Water Cooling Tower	100%	Now	\$1,055,000	2026	\$2,637,500	2	\$589,800	
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Condenser Water Piping From Cooling Tower To System Components Not Providing Sufficient Flow To Operate Equipment									
Ventilation									
Exhaust Fans									
	Interior	95%			2030	**	2	\$21,300	
	Roof	5%			2030	**	2	\$1,100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2045	**	1		
Water Heater									
	Gas Fired	100%			2023	\$423,900	2	\$10,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 2 Units - 250 Gallons									
Sanitary Piping									
	Cast Iron	100%	Now	\$254,300	LIFE	**	1		
Other Observation, Extent : Severe, Area Affected : 100%									
Location : S W Corner House Sewer									
Explanation : Section Of Sagging Piping Needs Replacement									
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	**	4	\$15,500	
Sewage Ejector(s)									
	Electric	100%			2030	**	4	\$29,200	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$44,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Fire And Domestic Water Service							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	95%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (12) S B-9, (8) S B-6, (1) I-7							
		Explanation : 21 Units							
	Hydraulic	5%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
Escalators									
	Under 20' Rise	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$369,300	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$205,200	
	Fire Pump								
	Generic	100%			2034	* *	1	\$136,800	

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	7%	Now	\$43,500	LIFE	* *	5	\$5,400	
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Rear (east) Facade, Street Level					
Masonry: Brick Cavity	68%	0-2	\$318,500	LIFE	* *	5	\$83,900	
			Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%					
			Location : Bulkhead And Throughout					
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
			Location : North And South Facades, Bulkhead					
			Rusting Masonry Supt, Extent : Moderate, Area Affected : 15%					
			Location : At Louvers					
			Staining/Discoloring, Extent : Moderate, Area Affected : 15%					
			Location : Below Window Sills And Vents					
			Vertical Cracks, Extent : Moderate, Area Affected : 10%					
			Location : Bulkhead, Rear Facade At Adjoining Building					
Masonry: Sandstone	5%	0-2	\$9,600	LIFE	* *	5	\$4,600	
			Open Joints, Extent : Moderate, Area Affected : 15%					
			Location : Bulkhead					
Metal/Glass Curt Wall	20%	0-2	\$396,600	LIFE	* *	5	\$46,300	
			Air Infiltration, Extent : Light, Area Affected : 60%					
			Location : Throughout					
			Glazing Clouded, Extent : Moderate, Area Affected : 20%					
			Location : North Facade At Main Stair					
			Caulking Deteriorated, Extent : Moderate, Area Affected : 25%					
			Location : Throughout					
			Water Penetration, Extent : Light, Area Affected : 20%					
			Location : 5th Floor At Main Stair (North Facade)					
Windows								
Aluminum	90%	Now	\$211,600	2042	* *	5	\$12,500	
			Glazing Broken/Cracked, Extent : Severe, Area Affected : 2%					
			Location : 1st Floor, West Facade					
			Caulking Deteriorated, Extent : Moderate, Area Affected : 25%					
			Location : Upper Floors					
			Water Penetration, Extent : Moderate, Area Affected : 15%					
			Location : Various Rooms On Upper Floors - South Facade, 10th Floor Elevator Lobby					
Metal Louvers	10%	4+	\$4,200	2035	* *			
			Corrosion/Rusting, Extent : Light, Area Affected : 30%					
			Location : Throughout					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Parapets									
Masonry: Brick Cavity	15%			LIFE	**	5	\$500		
Masonry: Sandstone	5%			LIFE	**	5	\$200		
Metal Rail	75%	4+	\$7,400	2039	**	5	\$19,400		
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Northwest Corner - 6th Floor									
Stucco Cement	5%			2039	**	5	\$500		
Roof									
IRMA/Protected Membrane	82%	0-2	\$39,300	2031	**				
Broken Paver Blocks, Extent : Moderate, Area Affected : 25%									
Location : 6th Floor Roof									
Drains Inad/Misposn, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor Roof									
Insul Miss/Displaced, Extent : Moderate, Area Affected : 15%									
Location : 6th Floor Roof									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%									
Location : South Facade									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Modified Bitumen	10%			2026	\$17,500	10	\$3,000		
Skylight, Plastic	5%			2039	**	1			
Sloped Glazing	3%	Now	\$5,300	LIFE	**	5	\$11,900		
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : Entrance Canopy									
Interior									
Floors									
Carpet	10%			2019	\$193,500	3	\$29,900		
Staining/Discoloring, Extent : Light, Area Affected : 50%									
Location : Throughout									
Cast in Place Concrete	10%			LIFE	**	5	\$32,700		
Ceramic Tile	5%			2035	**	5	\$7,500		
Granite Panels	10%			LIFE	**	5	\$11,200		
Terrazzo	20%			LIFE	**	5	\$23,400		
Vinyl Tile	45%	2-4	\$58,000	2031	**	3	\$25,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : 7th Floor Corridor									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$7,300	
Concrete Masonry Unit	10%			LIFE	**	5	\$5,900	
Glass: Single Pane	5%	4+	\$22,300	LIFE	**	5	\$5,500	
Other Observation, Extent : Moderate, Area Affected : 35%								
Location : At Main Stair - All Levels								
Explanation : Clouded / Staining								
Gypsum Board	50%	Now	\$30,800	LIFE	**	5	\$44,000	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Stair B Bulkhead, Various Rooms On Upper Floors, 10th Floor Elevator Lobby								
Masonry: Brick	15%	4+	\$43,400	LIFE	**			
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Main Stair								
Granite Panels	5%	4+	\$29,800	LIFE	**			
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Entrance Lobby								
Explanation : Staining/coloring								
Wood	10%			LIFE	**	5	\$58,600	
Ceilings								
AcousTileSusp.Lay-In	60%	0-2	\$73,600	2039	**	5	\$44,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
Location : At Dividing Walls - Upper Floors								
Exposed Concrete	10%			LIFE	**	5	\$2,300	
Gypsum Board	30%	Now	\$9,200	LIFE	**	5	\$56,100	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Various Rooms On Upper Floors, 10th Floor Elevator Lobby								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2046	* *	5	\$2,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One Electrical Service Rated At 6000 Amperes									
Transformers									
Dry Type		100%			2039	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Multiple Units - Various Sizes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2046	* *	5	\$2,600	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2046	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2042	**	5	\$2,600	
	Wiring								
	Thermoplastic	100%			2046	**	1		
	Motor Controllers								
	Locally Mounted	5%			2039	**	5		
	Motor Control Center	95%			2039	**	5	\$2,600	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$1,500	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : Water Main								
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$30,800	
	Generators								
	Diesel	100%			2035	**	1	\$38,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Penthouse								
	Explanation : No Rating Available								
	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 : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Incandescent	5%			2031	**	2	\$100	
	Egress Lighting								
	Emergency, Service	100%			2031	**	1		
	Exterior Lighting								
	HID	20%			2031	**	10	\$100	
	No Component	80%							
Alarm									
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2031	**	1-3	\$19,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2046	* *	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Vault Explanation : (1) 6,000 Gallon Tank						
	Conversion Equipment								
	Hot Water Boiler	100%			2039	* *	1	\$49,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Mechanical Equipment Room Explanation : (2) Dual Fuel Hot Water Boilers						
	Distribution								
	Hot Wtr Piping/Pump	100%			2042	* *	4	\$4,900	
	Terminal Devices								
	Air Handler	50%			2031	* *	1	\$30,900	
	Convactor/Radiator	50%			2039	* *	1	\$16,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%			2035	* *	1	\$108,200	
			Other Observation, Extent : Light, Area Affected : 100% Location : Sixth Floor Mechanical Equipment Room Explanation : 2 Rotary Screw Chillers, Refrigerant R-22						
	Distribution								
	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%			2027	\$360,100	2	\$100,600	
			Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Roof						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$55,800	
	Exhaust Fans								
	Roof	10%			2031	* *	2	\$300	
	No Component	90%							
			Other Observation, Extent : Light, Area Affected : 0% Location : Basement And Sixth Floor Explanation : Equipment Covered Under Heating And Cooling Section Of This Report						
Plumbing									

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

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

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Print Date : 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
Program / Asset # : DGS0051.000 / 13869 **Yr Built/Renovated** : 1903 / 2002
Area Sq Ft : 15,000 **Project Type** : REAL PROPERTY
Date of Survey : 20-Jul-2015 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,etc
Block : 4832 **Lot** : 9 **BIN** : 2063174

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$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 Dormers And Tower									
Windows									
Aluminum	95%			2042	**	5	\$26,300		
Wood	5%	Now	\$39,400	2051	**	5	\$6,900		
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : Basement									
Split/Cracked, Extent : Moderate, Area Affected : 50%									
Location : Basement									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,400		
Masonry: Brick	20%			LIFE	**	5	\$700		
No Component	75%								
Roof									
Built-Up (BUR)	10%	Now	\$13,700	2036	**			1	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Juction Of Carriage House, Meeting Room B									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Meeting Room B									
Copper/Terne	40%	Now	\$16,100	2054	**				
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Attic Office									
Metal Panel	30%	Now	\$20,300	2031	**			1	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Over Carriage House									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Over Carriage House									
Modified Bitumen	15%			2026	\$26,200	10	\$4,400		
Skylight, Metal/Glass	5%			2036	**	10	\$4,900		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			2025	\$96,800	3	\$15,000	
Cast in Place Concrete	5%	Now	\$15,800	LIFE	**	5	\$16,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2035	**	5	\$7,500	
Vinyl Tile	40%	0-2	\$103,100	2026	\$515,700	3	\$22,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Second Floor And Attic</i>								
Vinyl Tile	25%			2034	**	3	\$18,700	
Wood	20%			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%	Now	\$11,900	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	30%			2043	**	5	\$44,900	
Plaster	50%			LIFE	**	5	\$46,800	
Plaster	20%			LIFE	**	5-10	\$51,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Room B</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Carriage House And Meeting Rom B</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2036	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Fused Disc Sw	50%			2026	\$2,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$99,000	5	\$400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	20%			2036	**	1		
	Conduit	80%			2026	\$22,500	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	2051	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	25%			2036	**	1		
Ground									
	Grounding Devices								
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Covered With Insulation							
	Generic	50%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2031	**	10	\$4,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	60%			2026	\$51,900	10	\$8,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	7%			2026	\$6,100	10	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Lobby And Hallways							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	2%			2026		10		
	Incandescent	1%			2026	\$1,900	2		
Egress Lighting									
	Emergency, Battery	50%			2031	**	10	\$1,800	
	Exit, Service	50%			2031	**	1		
Exterior Lighting									
	HID	5%			2026	\$2,900	10		
	No Component	95%							
Alarm									

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

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$1,700

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

Fire/Smoke Detection

Generic, Digital

100%

2031

* *

1-3

\$9,500

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

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

Heating

Energy Source

Fuel Oil No 2

75%

2036

* *

5

\$3,500

Natural Gas

25%

2036

* *

1

Conversion Equipment

Furnace

25%

2021

\$8,400

1

\$1,900

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

Hot Water Boiler

75%

2039

* *

1

\$5,600

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

Distribution

Hot Wtr Piping/Pump

75%

2025

\$16,600

4

\$600

No Component

25%

Terminal Devices

Convactor/Radiator

75%

2024

\$57,100

1

\$3,600

No Component

25%

Air Conditioning

Energy Source

Electricity

100%

2034

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	50%			2020	\$266,100	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 5 Units, Various							
	Ext Pkg Unit - Heating/Cooling	25%			2021	\$44,500	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit On Lower Roof							
	Split Unit	25%			2026	\$76,000			
		R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 3 Units, Lower Roof							
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									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2019	\$500	4	\$500	
Fixtures									
	Generic	100%							

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

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

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

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Limestone	95%			LIFE	**	5	\$140,600	
	Metal Panel	5%			2038	**	5-10	\$33,900	
Windows									
	Wood	100%			2036	**	5	\$157,900	
Parapets									
	Masonry: Limestone	90%			LIFE	**	5-10	\$19,800	
	Metal Cornice	10%			2043	**	10	\$600	
Roof									
	Copper/Terne	75%			2056	**	10	\$78,900	
	Skylight, Metal/Glass	25%			2048	**	10	\$35,000	
Interior									
Floors									
	Carpet	30%	4+	\$33,400	2024	\$333,800	3	\$35,500	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 2%								
	Location : 4th Floor Office								
	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	
	Deteriorated Finish, Extent : Light, Area Affected : 40%								
	Location : Ground Floor At Mechanical Room								
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	10%	Now	\$9,400	LIFE	**	5	\$4,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Third Floor Corridor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Third Floor Corridor								
	Plaster	15%			LIFE	**	5-10	\$16,700	
	Plaster	75%			LIFE	**	5-10	\$83,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$1,100	2048	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								
Site Pavements									

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

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

Site Pavements

On-Site Walkways

Masonry: Granite

75% 4+ \$43,700 LIFE * *

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

Pavers/Stone

25% Now \$70,700 2031 * *

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2038 * * 5 \$200

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

Switchgear / Switchboard

Fused Disc Sw

100% 2038 * * 5 \$200

Raceway

Conduit

90% 2038 * * 1

Conduit

10% 2048 * * 1

Panelboards

Fused Disc Sw

10% 2036 * * 5 \$100

Molded Case Bkrs

80% 2036 * * 5 \$1,200

Molded Case Bkrs

10% 2044 * * 5 \$100

Wiring

Thermoplastic

80% 2038 * * 1

Thermoplastic

20% 2048 * * 1

Motor Controllers

Locally Mounted

90% 2033 * * 5 \$300

Locally Mounted

10% 2041 * * 5

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

LED

100% 2036 * *

Egress Lighting

Exit, LED

100% 2063 * * 1

Exterior Lighting

HID

80% 2033 * * 10 \$100

LED

20% 2036 * *

Alarm

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

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

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

Alarm

Security System

No Component

80%

Generic

20%

2028

\$37,400

1

\$4,200

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2033

* *

1-3

\$10,300

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

Heating

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

Now

\$83,300

2043

* *

1

\$24,900

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

Distribution

Hot Wtr Piping/Pump

100%

2027

\$219,300

4

\$4,100

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

Terminal Devices

Air Handler

40%

2023

\$325,500

1

\$13,800

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

Fan Coil Unit/Heat

60%

2028

\$520,100

1

\$10,800

Air Conditioning

Energy Source

District C.W.

100%

2038

* *

1

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

Conversion Equipment

Window/Wall Unit

2%

2023

\$2,400

1

No Component

98%

Distribution

CW & CHW Wtr Pipe/Pump

100%

Now

\$5,500

2038

* *

4

\$2,800

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2023	\$5,200	1	\$13,800	
	Fan Coil - 4 Pipe	60%			2028	\$16,300	1	\$10,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$6,700	LIFE	* *	2-5	\$31,200	
		Broken, Extent : Moderate, Area Affected : 5%							
		Location : Attic							
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Attic							
		Explanation : No Access At Time Of Survey							
	Exhaust Fans								
	Interior	100%	Now	\$1,600	2023	\$32,300	2	\$1,400	
		Broken, Extent : Moderate, Area Affected : 50%							
		Location : Toilet Exhaust Fans							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2041	* *	1		
	Water Heater								
	Electric	50%			2026	\$25,500	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Two 120 Gallons							
	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	\$28,200	
	Sprinkler								
	No Component	75%							
	Generic	25%			2048	* *	1-2	\$3,900	
	Fire Pump								
	Generic	100%			2037	* *	1	\$10,400	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$159,900	LIFE	**	5	\$139,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Emergency Generator Area								
Exposed Reinforcement, Extent : Light, Area Affected : 2%								
Location : Emergency Generator Area								
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Cast Iron	2%	Now	\$188,000	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%								
Location : Finials Missing At Main Entrance, West Bay								
Copper/Terne	2%			2047	**	10	\$26,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Decorative Metal Panels								
Masonry: Brick	30%	Now	\$513,100	LIFE	**	5	\$167,900	
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : At Roof Exits								
Vertical Cracks, Extent : Light, Area Affected : 5%								
Location : Walls Around Roof Areas Over 12th Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Ladies Locker Room In Cell Area								
Masonry: Granite	10%	Now	\$335,200	LIFE	**	5	\$42,000	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : At Grade Level								
Masonry: Limestone	35%	4+	\$433,500	LIFE	**	5	\$146,900	
Repairs in Progress, Extent : Light, Area Affected : 66%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	16%			LIFE	**	5	\$67,100	
Windows								
Aluminum	50%	Now	\$1,899,700	2052	**	5	\$22,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Courtyard Windows								
Unit Inoperable, Extent : Severe, Area Affected : 35%								
Location : Courtyard Windows								
Bronze/Brass	5%			2035	**	5	\$28,000	
Steel	35%			2035	**	5	\$391,600	
Steel	10%			2035	**	5	\$111,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Street Level								
Explanation : Protective Metal Grilles								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	90%	Now	\$62,900	LIFE	* *	5	\$10,800	
	Efflorescence, Extent : Moderate, Area Affected : 15%							
	Location : 12th Floor, Penthouse Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : 12th Floor, Penthouse Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Penthouses Throughout							
Masonry: Limestone	10%	Now	\$25,400	LIFE	* *	5	\$1,500	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 40%							
	Location : Coping Stones							
	Water Penetration, Extent : Moderate, Area Affected : 25%							
	Location : 12th Floor Parapets - Throughout							
Roof								
Copper/Terne	60%	Now	\$280,700	2042	* *			
	Deformed/Dented, Extent : Moderate, Area Affected : 25%							
	Location : Over 12th Floor							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : 12th Floor Roof, Drain To Basement							
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 15%							
	Location : North West Corner - 12th Floor							
	Seams Open/Split, Extent : Moderate, Area Affected : 15%							
	Location : At Recent Patches							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Near Electrical Room In Basement							
Modified Bitumen	40%	Now	\$42,600	2027	\$213,000			
	Blisters, Extent : Moderate, Area Affected : 25%							
	Location : Various Locations Throughout							
	Drains Clogged, Extent : Moderate, Area Affected : 10%							
	Location : 11th Floor Roofs							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 25%							
	Location : Over 9th Floor Correction Officers Area							
	Ponding, Extent : Severe, Area Affected : 5%							
	Location : 11th Floor Roofs							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Over 9th Floor Correction Officers Area And 4th Floor Offices							

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	10%	Now	\$81,400	2023	\$814,300	3	\$94,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : At Enry Vestibule							
Cast in Place Concrete	10%	Now	\$33,200	LIFE	**	5	\$137,800	
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Basement Adjacent To Airshaft - Disfunctional Trap							
Ceramic Tile	5%	Now	\$30,900	2036	**	5	\$15,700	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Cork Tile	10%			2037	**	5	\$55,100	
Marble Panels	10%			LIFE	**	5	\$47,200	
Terrazzo	10%	0-2	\$59,300	LIFE	**	5	\$49,200	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Vinyl Tile	45%	Now	\$244,100	2027	\$2,441,000	3	\$106,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 15%							
	Location : Community Service, 4th Floor Corridors And Throughout							
Interior Walls								
Concrete Masonry Unit	5%			LIFE	**	5	\$7,800	
Gypsum Board	10%			LIFE	**	5	\$23,300	
Masonry: Brick	5%			LIFE	**			
Marble Panels	5%	Now	\$78,400	LIFE	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Near Exit F On 11th Floor							
Marble Panels	20%			LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Plaster	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							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Corridor Near Room 1103, Corrections Officers Area, And Gymnasium							
SGFT/Glazed Masonry	15%			LIFE	**			
Wood	10%			LIFE	**	5	\$155,300	

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$38,700	2032	**	5	\$47,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Concrete	5%			LIFE	**	5	\$4,900	
Plaster	75%	Now	\$314,000	LIFE	**	5	\$295,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Near Electric Room in Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corridor Near Rooms 1103, 1102A</i>								
Plaster	5%			LIFE	**	5	\$19,700	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 4000 Amperes Each.</i>								
Transformers								
Dry Type	50%			2044	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 750kva , 480/208/120 Volts</i>								
Dry Type	50%			2032	**	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Elevator Control Room</i>								
<i>Explanation : 16- 51kva, 208/120 Volts</i>								
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		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	90%			2053	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	10%			2025	\$75,800	5	\$200	
	Variable Frequency Drive	90%			2044	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$3,900	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	**	1	\$81,300	
	Generators								
	Diesel	100%			2040	**	1	\$102,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : Emergency Generator Rated @ 1300kw								
Batteries									
	Nickel Cadmium	100%			2022	\$1,500	5	\$58,900	
Fuel Storage									
	Day Tank	50%			2049	**	5	\$24,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 275 Gallons Rated Capacity								
	Main Tank	50%			2042	**	5	\$3,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : 2- 20,000 Gallons Rated Capacity								
Lighting									
	Interior Lighting								
	Fluorescent	3%			2035	**	10	\$7,300	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Fluorescent	96%			2035	**	10	\$232,500	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	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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DEPT. OF CITYWIDE ADMIN. SERV. - 856
BROOKLYN CENTRAL COURTS BROOKLYN CRIMINAL COURTS
Asset # : 2061

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

Alarm

Security System

No Component

70%

Generic

30%

2035

* *

1

\$29,600

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

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$162,700

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

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

Heating

Energy Source

Interruptible Gas/Dual

100%

2037

* *

1

Fuel

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement**Explanation : Gas / #4*

Conversion Equipment

Steam Boiler

100%

2032

* *

1

\$261,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Boiler Room**Explanation : 4 Units*

Distribution

Central Plant Steam

100%

2027

\$4,241,000

4

\$19,500

Piping/Pmp

Terminal Devices

Air Handler

10%

2035

* *

1

\$16,300

Convactor/Radiator

90%

2025

\$1,207,300

1

\$76,800

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Centrifugal, Elec Chiller	10%			2040	* *	1	\$28,600	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Basement Ac Room</i>						
		<i>Explanation : R-410a</i>						
Split Unit	10%	2-4	\$534,900	2037	* *			
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various In The Ceiling</i>						
		<i>Explanation : R-22. On Extended Life Time, Inefficient Units</i>						
Window/Wall Unit	70%			2022	\$365,500	1		
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	10%			2053	* *	4	\$1,300	
No Component	90%							
Terminal Devices								
Air Handler/Cool/Ht	10%			2035	* *	1	\$16,300	
Fan Coil - 2 Pipe	10%	2-4	\$429,100	2037	* *	1	\$7,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>						
		<i>Location : Various</i>						
		<i>Explanation : On Extended Life Time, Inefficient Units.</i>						
No Component	80%							
Heat Rejection								
Evaporative Condenser	10%	2-4	\$69,900	2037	* *	2	\$14,700	
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Various</i>						
		<i>Explanation : On Extended Life Time, Inefficient Units.</i>						
Water Cooling Tower	10%			2031	* *	2	\$26,600	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	25%			LIFE	* *	2-5	\$36,800	
No Component	75%							
Exhaust Fans								
Interior	25%	Now	\$44,600	2027	\$222,900	2	\$1,600	
		<i>Not in Service, Extent : Severe, Area Affected : 15%</i>						
		<i>Location : Various</i>						
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2037	* *	1		
Galvanized Steel	30%	Now	\$33,000	2025	\$329,900	1		
		<i>Corroded, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Various Locations</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%	Now	\$39,900	2027	\$399,100	4	\$26,100	
On Extended Life, Extent : Moderate, Area Affected : 10%									
Location : Control System, Boiler Room									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%	Now	\$7,600	2027	\$38,200	4	\$5,600	
Broken, Extent : Severe, Area Affected : 50%									
Location : Basement									
	Sewage Ejector(s) Compressed Air	100%			2027	\$46,700	4	\$4,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Two Sets Of Ejectors									
	Backflow Preventer Generic	100%			2035	* *	1	\$16,200	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : (10) L-11 (2) B-11									
Explanation : 12 Units									
Fire Suppression									
	Standpipe Generic	100%			2037	* *	1-5	\$138,100	
	Sprinkler No Component	80%							
	Generic	20%			2047	* *	1-2	\$14,800	

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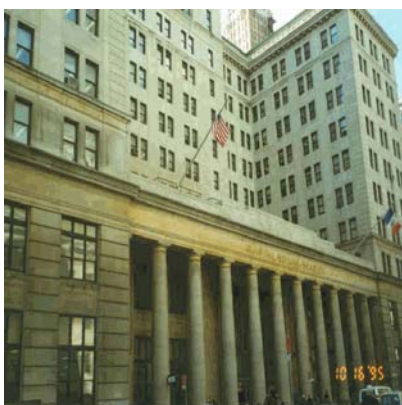
Print Date : 22-Sep-2017

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Windows									
	Aluminum	95%	Now	\$3,002,700	2035	* *	5	\$70,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Steel	5%	Now	\$394,000	2052	* *	5	\$46,500	
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Basement, Stairs									
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Parapets									
	Masonry: Brick	15%	Now	\$48,200	LIFE	* *	5	\$2,700	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Interior Face, 13th Floor									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Interior Face, 13th Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Masonry: Limestone	85%	Now	\$330,400	LIFE	* *	5	\$19,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Cornices									
Explanation : Top Of Cornice Is Covered With Roll Roofing Material									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Macadam	10%	Now	\$50,500	2037	* *	5	\$4,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Receiving Area Over Boiler Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Copper/Terne	50%	Now	\$503,700	2042	* *			
Deformed/Dented, Extent : Severe, Area Affected : 5%								
Location : Over Penthouse And 12th Floor								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%								
Location : Over Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Paver: Asphalt	2%	Now	\$5,300	2036	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Over First Floor Mechanical Space								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over First Floor Mechanical Space, Office Space								
Single Ply Membrane	38%	Now	\$188,800	2037	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	Now	\$508,300	2029	* *	3	\$59,000	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Carpet	20%	0-2	\$101,700	2023	\$2,033,400	3	\$235,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	5%	Now	\$41,400	LIFE	* *	5	\$86,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Ceramic Tile	5%	Now	\$77,200	2036	* *	5	\$19,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	10%	Now	\$577,100	LIFE	* *	5	\$59,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%	Now	\$1,181,800	2037	* *	5	\$29,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Terrazzo	10%	Now	\$370,300	LIFE	* *	5	\$61,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	30%	Now	\$203,200	2027	\$2,031,700	3	\$88,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	10%			2022	\$677,200	3	\$39,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	Now	\$305,300	LIFE		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout Basement And Sub-basement							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	5%	Now	\$66,600	2036		* *	5	\$11,900
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Concrete Masonry Unit	2%	0-2	\$21,400	LIFE		* *	5	\$3,800
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Gypsum Board	5%			LIFE		* *	5	\$14,300
Masonry: Brick	5%	Now	\$47,000	LIFE		* *		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	3%	Now	\$60,500	LIFE		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Marble Panels	18%	Now	\$692,400	LIFE		* *		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
	Location : Basement Corridor Near Room B8							
Plaster	30%			LIFE		* *	5	\$42,900
Plaster	27%	Now	\$418,100	LIFE		* *	5	\$38,600
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Ceilings									
AcousTileSusp.Lay-In	40%			2032	* *	5	\$314,500		
AcousTileSusp.Lay-In	15%	0-2	\$966,400	2047	* *	5	\$59,000		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Corridors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Corridors									
AcousTileSusp.Lay-In	5%			2044	* *	5	\$39,300		
Exposed Concrete	10%	Now	\$256,300	LIFE	* *	5	\$12,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Light, Area Affected : 10%									
Location : Boiler Room									
Plaster	20%			LIFE	* *	5	\$98,300		
Plaster	8%	Now	\$836,300	LIFE	* *	5	\$39,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Plaster	2%			LIFE	* *	5	\$9,800		

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	80%			2027	\$272,400	5	\$1,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Rooms In Basement And Sub-basement									
Explanation : Three 4000 Amperes Main Service And Two 1200 Amperes, One 2000 Amperes Sub-service Disconnect Switch									
	Fused Disc Sw	20%			2037	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Four 800 Amperes Emergency Main Disconnect Switch									
Transformers									
	Dry Type	100%			2025	\$16,000	5	\$1,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Rooms - Sub-basement									
Explanation : Two1000 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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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%	2-4	\$666,200	2052	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%								
	Location : Throughout 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 Drive	10%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$6,900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2025	\$9,000	1	\$144,000	
Generators									
	Diesel	100%			2023	\$74,100	1	\$181,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One 75 Kw For Fire Pumps Only								
Batteries									
	Lead/Acid	100%			2019	\$1,500	5	\$17,300	
Fuel Storage									
	Main Tank	100%			2030	* *	5	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Generator Room In Basement								
	Explanation : One 55 Gallons								
Lighting									

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2032	* *	10	\$21,500	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	20%			2022	\$540,100	10	\$85,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-12 Lamps							
Fluorescent	75%			2032	* *	10	\$321,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : T-8 Lamps							
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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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BROOKLYN MUNICIPAL BUILDING
Asset # : 2060

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 Chiller	60%			2036	* *	1	\$303,900	
		R-134a Refrigerant, Extent : Light, Area Affected : 60%							
		Location : 3 Units, Sub-basement Refrigeration Plant							
	Interior Pkg Unit - Cooling	10%			2021	\$1,660,300	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area 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							
		Explanation : Refrigerant 410a							
	No Component	25%							
Distribution									
	CW & CHW Wtr	65%			2037	* *	4	\$15,000	
	Pipe/Pump								
	No Component	35%							
Terminal Devices									
	Air Handler/Cool/Ht	65%			2027	\$2,427,800	1	\$188,100	
	No Component	35%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2035	* *	2	\$16,300	
	Water Cooling Tower	60%			2025	\$758,300	2	\$282,600	
	No Component	35%							
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									
	H/C Water Piping								
	Brass/Copper	70%			2037	* *	1		
	Galvanized Steel	30%			2032	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2027	\$707,100	4	\$69,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Explanation : For Domestic H W					
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%	Now	\$18,500	LIFE	* *	1		
				Leak Evident, Extent : Severe, Area Affected : 5%					
				Location : Sub-basement					
	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 Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (5) B-13, (5) B-7, (2) Sub-basement To 14					
				Explanation : 12 Units					
Fire Suppression									
	Standpipe Generic	100%			2037	* *	1-5	\$244,700	
	Sprinkler Generic	100%			2037	* *	1-2	\$131,100	
	Fire Pump Generic	100%			2030	* *	1	\$87,400	

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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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$147,500	LIFE	* *	5	\$43,000	1
Exposed Reinforcement, Extent : Severe, Area Affected : 25%								
Location : Exposed Spandrel Beam At Penthouse								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Exposed Spandrel Beam At Penthouse								
Masonry: Brick	10%	Now	\$131,500	LIFE	* *	5	\$43,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Penthouse								
Masonry: Limestone	73%	Now	\$10,427,900	LIFE	* *	5	\$235,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Metal Panel	7%	4+	\$43,900	2038	* *	5	\$56,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Granite Panels	1%	Now	\$23,100	LIFE	* *	5	\$3,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Entire 1st Floor Building Perimeter And Areaways								
Window Wall	7%			2048	* *	5	\$112,900	
Windows								
Aluminum	41%	Now	\$40,600	2036	* *	5	\$23,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : 11th Floor								
Metal Louvers	59%			2037	* *	10	\$429,800	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	50%	Now	\$426,800	LIFE	* *	5	\$24,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%							
	Location : Interior Face							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%							
	Location : Missing Coping Or Cap Flashing							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : At Various Column Enclosures							
Masonry: Limestone	50%	2-4	\$258,000	LIFE	* *	5	\$30,600	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	4+	\$203,200	2033	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Under Cooling Tower Area							
Soffits								
Stucco Cement	100%			2041	* *	5	\$20,100	
Interior								
Floors								
Carpet	10%			2027	\$1,149,900	3	\$133,400	
Cast in Place Concrete	5%	4+	\$46,800	LIFE	* *	5	\$97,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
Ceramic Tile	5%			2037	* *	5	\$44,500	
Terrazzo	10%			LIFE	* *	5	\$139,000	
Vinyl Tile	45%			2028	\$3,446,900	3	\$200,100	
Vinyl Tile 9" X 9"	25%	Now	\$2,480,800	2038	* *	3	\$83,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Record Rooms In Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Record Rooms In Basement							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$112,300	
	Ceramic Tile	5%			2037	**	5	\$44,900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$71,900	
	Marble Panels	62%			LIFE	**	10	\$222,900	
	Plaster	3%	4+	\$4,400	LIFE	**	5	\$8,100	
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$22,500	
	Wood	10%			LIFE	**	5	\$719,000	
Ceilings									
	AcousTileConcealSpLn	3%	4+	\$4,400	2033	**	5	\$16,700	
	Staining/Discoloring, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	Water Penetration, Extent : Light, Area Affected : 2%								
	Location : 11th Floor								
	AcousTileSusp.Lay-In	62%			2033	**	5	\$551,400	
	Exposed Concrete	15%			LIFE	**	5-10	\$166,700	
	Plaster	20%			LIFE	**	5-10	\$305,700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$5,300	2063	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%								
	Location : East Side Of Building								
	Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : East Side At Driveway Entrances								
Free Standing Walls									
	Masonry: Fieldstone	100%	Now	\$600	2048	**			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : East Side Of Building								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : East Side Of Building								
	Explanation : Masonry Walls Clad In Granite								
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	65%			2041	**			
	Masonry: Granite	25%	Now	\$16,400	LIFE	**			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
	Location : Entry Stair And South Side Of Building								
	Pavers/Stone	10%	4+	\$4,200	2037	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : East Side Of Building								

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

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$900 2031 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Bottom Of Driveway At Parking Area

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

Under 600 Volts

Service Equipment

Air Circuit Breaker

100% 2048 * * 5 \$3,100

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 2- 4000 Amperes Siemens Power Breakers

Transformers

Dry Type

100% 2041 * * 5 \$2,200

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : 150 Kva, 75 Kva, 45 Kva

Switchgear / Switchboard

Air Circuit Breaker

100% 2048 * * 5 \$3,100

Raceway

Conduit

40% 2048 * * 1

Conduit

60% 2028 \$355,700 1

Panelboards

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

Braided Cloth

30% 2-4 \$274,000 2053 * * 1

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

Thermoplastic

50% 2048 * * 1

Thermoplastic

20% 2038 * * 1

Motor Controllers

Locally Mounted

10% 2048 * * 5 \$400

Recent Installation, Extent : Light, Area Affected : 10%
Location : Throughout

Locally Mounted

10% 2041 * * 5 \$400

Motor Control Center

40% 2041 * * 5 \$6,500

Motor Control Center

40% 2026 \$430,700 5 \$6,500

Ground

Grounding Devices

Not Accessible

100%

Lighting

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BROOKLYN SUPREME COURT
Asset # : 1573

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	60%			2033	* *	10	\$327,000	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Offices</i>							
Fluorescent	40%	4+	\$3,957,900	2038	* *			
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 40%</i>							
	<i>Location : Basement And Floors Area</i>							
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								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2048	* *	1		
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 48,000 Gallon Fuel Tank</i>							
Conversion Equipment Heat Exchanger, Plate & Frame	2%			2031	* *	1	\$5,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units Also Sevrves Borough Hall</i>							
Steam Boiler	64%			2026	\$2,335,000	1	\$376,600	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
	<i>Explanation : 3 Units - One Unit Not Operating</i>							
Steam Boiler	34%	Now	\$24,800	2045	* *	1	\$180,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : Unit Installed 6 Years Ago But Never Commissioned Or Turned On</i>							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	30%			2036	* *	4	\$13,200	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Sub-basement							
		Explanation : Hot Water Is Pumped To Borough Hall							
	Steam Piping/Pump	70%			2038	* *			
Terminal Devices									
	Air Handler	60%			2023	\$4,756,300	1	\$220,500	
	Convactor/Radiator	20%			2026	\$603,600	1	\$38,400	
	Fan Coil Unit/Heat	20%	Now	\$84,400	2023	\$1,688,600	1	\$34,500	
		Malfunctioning, Extent : Moderate, Area Affected : 10%							
		Location : Lobby							
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Air Conditioning									
Energy Source									
	Electricity	100%			2044	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2031	* *	1	\$610,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 3 Units - Sub-basement							
	Split Unit	5%			2023	\$601,700			
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$13,800	2038	* *	4	\$29,300	
		Malfunctioning, Extent : Moderate, Area Affected : 26%							
		Location : Sub-basement							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Sub-basement							
		Explanation : One Pump Under Repair							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2023	\$6,322,700	1	\$367,400	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Upper Floors							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Multiple Floors							
		Explanation : More Than 120 Units							
Heat Rejection									
	Water Cooling Tower	100%	Now	\$107,000	2026	\$2,139,400	2	\$478,400	
		Leak Evident, Extent : Severe, Area Affected : 30%							
		Location : Both Units On Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	58%	4+	\$150,700	LIFE	* *	2-5	\$192,200	
		Damaged, Extent : Moderate, Area Affected : 15%							
		Location : 11th Floor And Basement Damaged Air Outlets							
		Needs Cleaning, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ductwork/Diffusers	42%			LIFE	* *	2-5	\$220,300	
Exhaust Fans									
	Interior	98%			2023	\$1,965,600	2	\$17,800	
	Roof	2%	Now	\$18,700	2038	* *	2	\$300	
		Broken, Extent : Severe, Area Affected : 5%							
		Location : Roof							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2033	* *	1		
		Booster Pump w/Tank, Extent : Light, Area Affected : 100%							
		Location : Serves Fire Sprinkler And Stand Pipe							
Water Heater									
	Electric	100%			2026	\$496,600	4	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 400 Gallons Installed For Summer Hot Water							
HW Heat Exchanger									
	Steam Fired	100%			2038	* *	4	\$58,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : 2 Units, 1500 Gallon Each							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$86,000	4	\$18,800	
Sewage Ejector(s)									
	Compressed Air	100%	0-2	\$105,100	2058	* *	4	\$6,000	
		Obsolete Equipment, Extent : Moderate, Area Affected : 100%							
		Location : Sub-basement							
Backflow Preventer									
	No Component	95%							
	Generic	5%			2033	* *	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
		Explanation : Serves Boilers Only							
Fixtures									
	Generic	100%							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : (2) B-1; (3) 3-12; (10) 1-12									
Explanation : 15 Units									
Escalators									
	Under 20' Rise	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1-2, 2-3									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			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									

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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,etc
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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Granite	15%			LIFE	**	5	\$9,800	
	Masonry: Limestone	82%			LIFE	**	5	\$53,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
	Metal Panel	3%			2045	**	5-10	\$18,000	
Windows									
	Wood	100%			2033	**	5	\$233,400	
Parapets									
	Masonry: Limestone	95%			LIFE	**	5	\$20,400	
	Metal Rail	5%			2038	**	5-10	\$15,400	
Roof									
	Metal Panel	5%			2038	**	10	\$7,200	
	Skylight, Metal/Glass	5%			2045	**	10	\$13,200	
	Under Construction	90%							
Interior									
Floors									
	Carpet	30%			2024	\$363,000	3	\$38,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$18,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : New Sub-basement							
		Explanation : Recent Construction							
	Ceramic Tile	5%			2034	**	5	\$4,300	
	Mosaic Tile	10%	Now	\$113,400	2030	**	5	\$10,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Basement Corridor							
	Marble Panels	20%			LIFE	**	5	\$12,900	
	Vinyl Tile	10%			2025	\$80,600	3	\$4,300	
	Wood	15%			2040	**	5	\$24,100	
Interior Walls									
	Gypsum Board	10%			LIFE	**	5	\$3,200	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : New Sub-basement							
	Marble Panels	10%			LIFE	**			
	Plaster	20%			LIFE	**	5	\$3,200	
	Plaster	40%			LIFE	**	5	\$6,400	
	Wood	20%			LIFE	**	5	\$42,600	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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

Interior

Ceilings

AcousTileSusp.Lay-In 15% 2038 * * 5 \$12,800

Exposed Struc: Steel 10% LIFE * *
Recent Construction, Extent : Light, Area Affected : 100%
Location : New Sub-basement

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

Gypsum Board 5% LIFE * * 5 \$5,300

Plaster 15% LIFE * * 5 \$8,000

Plaster 45% LIFE * * 5 \$24,000

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

Under 600 Volts

Service Equipment

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

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Switch Rated @ 4000 Amperes

Switchgear / Switchboard

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

Raceway

Conduit 100% 2051 * * 1

Panelboards

Fused Disc Sw 10% 2047 * * 5 \$100

Molded Case Bkrs 90% 2047 * * 5 \$1,400

Wiring

Thermoplastic 100% 2051 * * 1

Motor Controllers

Locally Mounted 30% 2042 * * 5 \$100

Variable Frequency 70% 2042 * *

Drive

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 10% 2033 * * 10 \$5,300

Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%
Location : Lobby

Fluorescent 80% 2033 * * 10 \$42,000

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

LED 10% 2033 * *

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

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

Lighting

Egress Lighting
Emergency, Service
Exit, LED

50%
50%

2033
2060

* *
* *

1
1

Exterior Lighting
HID

100%

2033

* *
10

\$200

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

Location : Outside

Explanation : Perimeter Lamp Posts

Alarm

Security System
No Component
Generic

70%
30%

2033

* *
1

\$6,400

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

Location : Hallways

Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection
Generic, Digital

100%

2033

* *
1-3

\$35,300

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

Location : Throughout The Building

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

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

Heating

Energy Source
Utility Steam

80%

2035

* *
1

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

Location : Basement

Explanation : Steam Provided By Con Edison

HTHW/HW

20%

2035

* *
1

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

Location : 52 Chambers Street

Explanation : Provided From Adjacent Building - Tweed Court Building

Conversion Equipment

Pres. Reducing Valve/LP
Steam

80%

2034

* *
5

\$2,700

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

Location : Basement

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

No Component

20%

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

Location : Sub-basement

Explanation : 1 Reserve Gas Fired Hw Boiler Is Undergoing Installation

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	90%			2041	**	4	\$2,500	
Central Plant Steam Piping/Pmp	10%			2045	**	4	\$300	
Terminal Devices								
Air Handler	80%			2030	**	1	\$28,300	
Convactor/Radiator	20%			2030	**	1	\$3,700	
Air Conditioning								
Energy Source								
District C.W.	30%			2045	**	1		
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : 52 Chambers Street							
	Explanation : Provided From Adjacent Tweed Building							
Electricity	70%			2041	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	65%			2033	**	1	\$17,300	
	R-134a Refrigerant, Extent : Light, Area Affected : 65%							
	Location : 2 Sets, Basement							
Split Unit	5%			2030	**			
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Basement Communication Room							
	Explanation : 3 Sets							
No Component	30%							
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2045	**	4	\$800	
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 Unit	65%			2033	**	2	\$25,900	
Dry Cooler	5%			2030	**	2	\$2,000	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$31,900	
Exhaust Fans								
Interior	100%			2030	**	2	\$1,800	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2035	**	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CITY HALL

Asset # : 153

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
HW Heat Exchanger HTHW/HW	100%			2035	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : 52 Chambers Street						
		Explanation : Located In Adjacent Tweed Building						
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2030	* *	4	\$1,200	
Backflow Preventer Generic	100%			2033	* *	1	\$3,500	
Fixtures Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	70%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Sub-basement, B, 1, 2						
		Explanation : 1 Unit						
Hydraulic	30%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 30%						
		Location : 2-3						
		Explanation : 1 Unit						
Fire Suppression								
Standpipe Generic	100%			2051	* *	1-5	\$28,900	
Sprinkler Generic	100%			2045	* *	1-2	\$16,100	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	5%	Now	\$90,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : North And East Facades								
Glass Block	5%			LIFE	* *	5	\$4,200	
Masonry: Brick	50%	0-2	\$412,700	LIFE	* *	5	\$67,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North And East Facades, Partial South								
Sidewalk Shed in Use, Extent : Light, Area Affected : 60%								
Location : South And East Facades								
Masonry: Limestone	30%	0-2	\$995,300	LIFE	* *	5	\$30,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Above Windows, South Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 20%								
Location : South And East Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Stucco Cement	10%	Now	\$39,600	2031	* *	5	\$16,900	
Diagonal Cracks, Extent : Light, Area Affected : 10%								
Location : South And East Facades								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : South And East Facades								
Windows								
Aluminum	10%			2034	* *	5	\$2,800	
Metal Louvers	3%			2029	* *	10	\$5,300	
Wood	87%	Now	\$694,200	2051	* *	5	\$122,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Cast Stone/Terra Cotta	30%	Now	\$38,700	LIFE	* *	5	\$9,500	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : South Facade							
	Explanation : Cornice Removed - Middle Building							
Masonry: Brick	15%	2-4	\$1,800	LIFE	* *	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Shared Party Walls							
Masonry: Limestone	5%	Now	\$4,300	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Coping - South Facade							
Metal Rail	40%	Now	\$4,400	2031	* *	5	\$11,600	
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Part Of Railing							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Stucco Cement	10%	Now	\$1,100	2031	* *	5	\$500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Roof								
Built-Up (BUR)	100%	Now	\$153,400	2036	* *			
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Debris Present, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Drains Clogged, Extent : Severe, Area Affected : 10%							
	Location : South West Corner							
	Grvl/Blst Miss/Disp, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Insul Deter/Miss, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 25%							
	Location : East And North Buildings							
	Water Penetration, Extent : Moderate, Area Affected : 15%							
	Location : Various Roof Penetrations							

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	65%	0-2	\$65,400	2019	\$1,308,600	3	\$151,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
	Location : Throughout							
	Uneven Substrate, Extent : Moderate, Area Affected : 40%							
	Location : 2nd, 3rd, 4th Floors							
Cast in Place Concrete	10%			LIFE	**	5	\$34,100	
Ceramic Tile	5%	4+	\$7,600	2029	**	5	\$3,900	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%							
	Location : Bathrooms							
Raised Access Floor	5%	Now	\$19,400	2035	**	5	\$14,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : 5th Floor							
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	\$5,100	LIFE	**	5	\$36,500	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : 6th Floor Bathroom							
Masonry: Brick	5%	Now	\$16,400	LIFE	**			
	Diagonal Cracks, Extent : Severe, Area Affected : 2%							
	Location : Storage Room							
	Spalling, Extent : Moderate, Area Affected : 15%							
	Location : Steam Room And Storage							
Plaster	7%			LIFE	**	5	\$1,700	
Ceilings								
AcousTileConcealSpLn	5%			2031	**	5	\$9,700	
AcousTileSusp.Lay-In	15%			2039	**	5	\$23,400	
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Various Locations							
Exposed Concrete	40%	Now	\$40,600	LIFE	**	5	\$9,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
Gypsum Board	35%	Now	\$55,800	LIFE	**	5	\$68,100	
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Second And Sixth Floor Offices							
Plaster	5%			LIFE	**	5	\$4,900	

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2036	* *	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 2000 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2036	* *	5	\$300	
	Raceway								
	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	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Basement							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$1,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2024	\$9,000	1	\$23,700	
	Generators								
	Diesel	100%			2022	\$74,100	1	\$29,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 62 Kva							
	Batteries								
	Lead/Acid	100%			2019	\$1,500	5	\$2,900	
	Fuel Storage								
	Day Tank	100%			2025	\$5,700	5	\$14,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof - Generator Room							
		Explanation : One 30 Gallons							

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

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

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

Mechanical

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

Energy Source

Utility Steam

100%

2046

* *

1

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

Conversion Equipment

Pres. Reducing Valve/LP

100%

2029

* *

5

\$4,600

Steam

Distribution

Hot Wtr Piping/Pump

70%

Now

\$4,000

2025

\$79,700

4

\$2,700

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

Central Plant Steam

30%

Now

\$18,500

2026

\$370,900

4

\$1,100

Piping/Pmp

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	75%	0-2	\$770,500	2036	* *	1	\$32,100	
		Broken, Extent : Severe, Area Affected : 50%							
		Location : Bottom Of Units - Extensive Corrosion							
		Leak Evident, Extent : Severe, Area Affected : 20%							
		Location : Bottom Of The Units, Roof							
		On Extended Life, Extent : Severe, Area Affected : 75%							
		Location : Roof							
	Convactor/Radiator	25%			2031	* *	1	\$6,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	100%	Now	\$82,700	2035	* *	1	\$75,000	
		Malfunctioning, Extent : Severe, Area Affected : 40%							
		Location : 7 Compressors, Sub-basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
	Distribution								
	CW & CHW Wtr	100%			2036	* *	4	\$5,700	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%	Now	\$41,000	2026	\$819,400	1	\$42,900	
		Malfunctioning, Extent : Severe, Area Affected : 70%							
		Location : Auto Control System, Throughout							
	Heat Rejection								
	Water Cooling Tower	100%			2027	\$277,300	2	\$77,500	
Ventilation									
	Distribution								
	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	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2036	* *	1		
	HW Heat Exchanger								
	HTHW/HW	100%			2036	* *			
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$11,100	4	\$1,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Sub-basement							
		Explanation : 1 Motor Is Under Replacement							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location :							
		Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2036		* *	1-5	\$38,800
	Sprinkler								
	Generic	100%			2036		* *	1-2	\$21,600
	Fire Pump								
	Generic	100%			2029		* *	1	\$14,400

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Print Date : 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	15%			LIFE	**	5	\$18,600	
	Concrete Masonry Unit	5%	Now	\$90,200	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
		Expansion Jnt Failure, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
		Explanation : Stucco Cement Over Cmu							
	Metal Panel	80%			2046	**	5-10	\$1,090,300	
Windows									
	Aluminum	100%	Now	\$568,100	2042	**	5	\$30,700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Fixed Windows							
Parapets									
	Metal Panel	100%			2046	**	5	\$46,900	
Roof									
	Built-Up (BUR)	60%	Now	\$276,800	2036	**			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Over 10th Floor							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Over 10th Floor							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Over 10th Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : 10th Floor							
	Built-Up (BUR)	40%	Now	\$36,900	2031	**			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over First Floor							
Interior									
Floors									
	Carpet	20%			2022	\$1,242,700	3	\$176,100	
	Cast in Place Concrete	10%			LIFE	**	5	\$96,300	
	Ceramic Tile	5%			2035	**	5	\$22,000	
	Terrazzo	10%			LIFE	**	5	\$34,400	
	Vinyl Tile	55%			2026	\$2,276,400	3	\$90,800	
Interior Walls									
	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	**			

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage								
Day Tank	50%			2034	* *	5	\$23,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Penthouse</i>							
	<i>Explanation : 75 Gallon Capacity</i>							
Main Tank	50%			2041	* *	5	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Sub-basement</i>							
	<i>Explanation : 500 Gallons Rated Capacity</i>							
Lighting								
Interior Lighting								
Fluorescent	85%			2026	\$1,338,100	10	\$194,900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	13%			2026	\$204,700	10	\$29,800	
	<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Offices And Corridors</i>							
Fluorescent	2%			2026	\$31,500	10	\$4,600	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Mechanical Rooms</i>							
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%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2041	* *	5	\$7,300	
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$250,800	1	\$28,000	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Hallways, Lobby And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2026	\$2,862,200	1-3	\$154,100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns</i>							

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2046	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2039	**	1	\$123,600	
	Other Observation, Extent : Light, Area Affected : 100% Location : Penthouse Mechanical Equipment Room Explanation : (2) Gas Fired Hot Water Boilers								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$20,200	2042	**	4	\$12,300	
	Malfunctioning, Extent : Severe, Area Affected : 10% Location : Bms Control, Throughout								
	Terminal Devices								
	Air Handler	60%			2031	**	1	\$92,800	
	Convactor/Radiator	40%			2039	**	1	\$32,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2042	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	80%	Now	\$220,200	2027	\$4,403,800	2	\$9,800	
	Not in Service, Extent : Severe, Area Affected : 35% Location : 7 Units Not Working Properly, Mechanical Rooms In Each Floor Other Observation, Extent : Light, Area Affected : 80% Location : Throughout Explanation : 10 Heat Pump Units. Frigerant R-22								
	Ext Pkg Unit - Heating/Cooling	15%	Now	\$24,300	2031	**	2	\$1,800	
	R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 2 Units, Lower Roof Other Observation, Extent : Severe, Area Affected : 15% Location : Lower Roof Explanation : Defective Units								
	Ext Pkg Unit - Heating/Cooling	5%			2026	\$162,000	2	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : 1 Unit, Lower Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	80%	Now	\$5,100	2046	**	4	\$9,900	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 30% Location : Roof								
	No Component	20%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Water Cooling Tower	80%	Now	\$78,600	2027	\$785,800	2	\$161,000	
		Corroded, Extent : Severe, Area Affected : 25%							
		Location : Bottom Of The Unit And Supporting Beams, Roof							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Bottom Of The Unit, Roof							
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$139,400	
Exhaust Fans									
	Interior	70%			2031	**	2	\$5,400	
	Roof	30%			2031	**	2	\$2,300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2046	**	1		
Water Heater									
	Electric	100%	Now	\$45,600	2021	\$228,000	4	\$1,500	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : 3 Out Of 10 Units, Various Locations							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	**	1	\$15,300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : All Floors							
		Explanation : 5 Units							
Fire Suppression									
Standpipe									
	No Component	30%							
	Generic	70%			2046	**	1-5	\$91,500	
Sprinkler									
	Generic	100%			2046	**	1-2	\$70,000	
Fire Pump									
	Generic	100%			2022	\$166,600	1	\$46,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fire Pump Located In The Mall							
		Explanation : Unit Is Maintained And Operated From The Mall							

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	2%			LIFE	**			
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$235,800	
Masonry: Brick	88%	Now	\$1,623,900	LIFE	**	5	\$531,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Explanation : Scaffolding In Place								
Masonry: Granite	3%			LIFE	**	5	\$13,600	
Masonry: Limestone	2%	Now	\$267,300	LIFE	**	5	\$9,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Lintels And Sills								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Window Sills And Lintels								
Windows								
Aluminum	95%			2041	**	5	\$116,300	
Aluminum	5%	Now	\$259,700	2050	**	5	\$3,100	
Air Infiltration, Extent : Severe, Area Affected : 100%								
Location : 11th Floor								
Unit Inoperable, Extent : Moderate, Area Affected : 100%								
Location : 11th Floor								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$27,600	LIFE	**	5	\$8,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Masonry: Brick	90%	Now	\$56,400	LIFE	**	5	\$9,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
Location : Throughout								
Roof								
Modified Bitumen	92%			2030	**	10	\$43,600	
Modified Bitumen	5%			2033	**	10	\$2,400	
Skylight, Metal/Glass	3%			2035	**	10	\$4,700	

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%			2024	\$2,185,400	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 Observation, Extent : Moderate, Area Affected : 100%								
Location : Stair Landing Between 23 And 24 Floors								
Explanation : Temporary Support In Place								
Cast in Place Concrete	8%			LIFE	* *	5	\$98,600	
Ceramic Tile	5%			2034	* *	5	\$28,200	
Slate	2%			LIFE	* *	5	\$12,000	
Terrazzo	3%			LIFE	* *	5	\$13,200	
Vinyl Tile	13%			2033	* *	3	\$27,500	
Vinyl Tile	13%	Now	\$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%	Now	\$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 : 22, 23 And 24 Floors								
Under Construction	20%							

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority	
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior										
Ceilings										
	AcousTileConcealSpLn	25%			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										
Exposed Reinforcement, Extent : Moderate, Area Affected : 10%										
Location : Basement										
	Gypsum Board	5%			LIFE	**	5	\$35,200		
	Plaster	3%			LIFE	**	5	\$10,600		
	Plaster	10%	Now	\$299,600	LIFE	**	5	\$35,200		
Broken/Missing Elements, Extent : Severe, Area Affected : 50%										
Location : 22, 23, And 24 Floors										
Cracking/Crumbling, Extent : Severe, Area Affected : 15%										
Location : 22, 23 And 24 Floors										
	Under Construction	20%								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	20%			2045	* *	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : 1- 4000 Amperes Main Disconnect Switch							
Fused Disc Sw	40%			2025	\$85,100	5	\$600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : Two 4000 Amperes Main Disconnect Switch							
Fused Disc Sw	20%			2025	\$42,600	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 2000 Amperes Main Disconnect Switch							
Fused Disc Sw	20%			2025	\$42,600	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Electrical Room							
	Explanation : One 1200 Amperes Main Disconnect 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	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	30%			2045	* *	1		
	Conduit	40%			2035	* *	1		
	Conduit	20%			2025	\$127,700	1		
	Under Construction	10%							
Panelboards									
	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%							
Wiring									
	Braided Cloth	20%	2-4	\$197,400	2050	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	30%			2045	* *	1		
	Thermoplastic	30%			2025	\$296,100	1		
	Under Construction	20%							
Motor Controllers									
	Locally Mounted	50%			2030	* *	5	\$1,200	
	Locally Mounted	45%			2023	\$13,400	5	\$1,100	
	Variable Frequency Drive	5%			2045	* *			
Ground									
Grounding Devices									
	Generic	50%			LIFE	* *	5	\$2,600	
	Generic	50%			LIFE	* *	5	\$2,600	
Lighting									
Interior Lighting									
	Fluorescent	40%			2030	* *	10	\$131,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	30%			2030	* *	10	\$98,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2030	* *	10	\$16,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Compact Lamps							
	Incandescent	5%			2020	\$229,600	2	\$400	
	Under Construction	20%							

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

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

Heating

Energy Source

Interruptible Gas/Dual Fuel	100%		2035	**	1			
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Conversion Equipment

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

Distribution

Central Plant Steam Piping/Pmp	100%		2025	\$5,756,900	4	\$17,700		
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Terminal Devices

Convactor/Radiator	80%		2030	**	1	\$92,600		
Fan Coil Unit/Heat	20%		2020	\$1,018,800	1	\$23,200		

Air Conditioning

Energy Source

Electricity	100%		2033	**	1			
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
COURT SQUARE BUILDING 2 LAFAYETTE
Asset # : 2056

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Reciprocating Compr/Chiller	60%			2020	\$1,732,300	1	\$99,800	
R-22 Refrigerant, Extent : Light, Area Affected : 60%									
Location : Various Floors									
	Reciprocating Compr/Chiller	40%			2033	**	1	\$66,500	
R-134a Refrigerant, Extent : Light, Area Affected : 40%									
Location : Various Floors									
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	50%	Now	\$64,500	2023	\$645,400	2	\$144,300	
Broken, Extent : Moderate, Area Affected : 10%									
Location : Insulation, Roof									
Corroded, Extent : Moderate, Area Affected : 20%									
Location : Roof									
	Water Cooling Tower	30%			2029	**	2	\$108,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$199,900	
Exhaust Fans									
	Interior	60%			2020	\$726,100	2	\$6,600	
	Interior	40%			2033	**	2	\$4,400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$126,800	2035	**	1		
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Water Heater									
	Gas Fired	100%			2019	\$207,500	2	\$5,200	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$35,400	LIFE	**	1		
Corroded, Extent : Severe, Area Affected : 20%									
Location : Basement									
Sump Pump(s)									
	Non-Submersible	100%			2025	\$51,900	4	\$7,600	

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

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

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

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

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

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

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

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

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	92%	Now	\$190,100	LIFE	* *	5	\$19,000		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Loose Units, Extent : Severe, Area Affected : 3%									
Location : Window Arch, Canal Street Side									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Throughout, Especially At Ground Level									
Masonry: Brownstone	2%			LIFE	* *	5	\$600		
Masonry: Fieldstone	2%			LIFE	* *	5	\$600		
Masonry: Limestone	4%			LIFE	* *	5	\$1,200		
Windows									
Wood	100%	2-4	\$37,300	2044	* *	5	\$9,000	2	
Air Infiltration, Extent : Severe, Area Affected : 30%									
Location : Throughout, Especially At Window Mounted Air Conditioning Units									
Broken/Missing Elements, Extent : Severe, Area Affected : 30%									
Location : At Window Arches									
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%									
Location : At Window Arches									
Parapets									
Metal Cornice	100%	Now	\$42,000	2056	* *				
Corrosion/Rusting, Extent : Severe, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Severe, Area Affected : 100%									
Location : Painted Surfaces Peeling Throughout									
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Canal Street Side									
Explanation : Birds Nesting Inside Corroded Sections									
Roof									
Copper/Terne	10%			2056	* *	10	\$4,300		
Skylight, Metal/Glass	5%			2028	\$140,300	10	\$2,900		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Stair To Attic									
Slate	85%	Now	\$205,000	LIFE	* *				
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Gray Color Tiles With Red Banding									

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Wood	100%	2-4	\$61,500	2041	**	5	\$4,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior									
	Floors								
	Ceramic Tile	10%			2031	**	5	\$1,500	
	Quarry Tile	5%			2033	**	5	\$1,200	
	Slate	3%			LIFE	**	5	\$1,000	
	Vinyl Tile	80%			2028	\$115,900	3	\$6,200	
	Wood	2%			2043	**	5	\$600	
	Interior Walls								
	Gypsum Board	60%			LIFE	**	5-10	\$14,900	
	Masonry: Brick	10%	Now	\$6,300	LIFE	**			
		Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%							
		Location : Throughout Basement							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Basement Throughout							
	Plaster	30%	2-4	\$7,800	LIFE	**	5	\$1,300	
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : At Windows							
	Ceilings								
	AcousTileConcealSpLn	30%	Now	\$2,100	2041	**	5	\$2,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Gypsum Board	70%			LIFE	**	5-10	\$37,100	
Site	Enclosure								
	Fence/Gates								
	Iron Picket	100%			2048	**			
Site	Pavements								
	Public Sidewalk								
	Cast in Place Concrete	100%			2033	**			
	On-Site Walkways								
	Pavers/Stone	98%			2031	**			
	Pavers/Stone	2%	2-4	\$1,000	2037	**			
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Front Steps/ Entrance Area							

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

Under 600 Volts

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2038	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 400 Amperes Main Switch							
	Raceway								
	Conduit	100%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2036	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2038	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2028	\$19,000	10	\$7,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-8 Lamps							
	Incandescent	2%			2028	\$900	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		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								
	Incandescent	50%	Now	\$14,200	2038	* *	2		
		Damaged Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Outside Perimeter							
	No Component	50%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2033	* *	1	\$600	
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Analog	20%			2028	\$18,300	1-3	\$1,000	

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$7,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : One Unit						
	Distribution								
	Steam Piping/Pump	100%			2048	* *			
	Terminal Devices								
	Convactor/Radiator	100%			2033	* *	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	75%			2021	\$12,900	1		
	Window/Wall Unit	5%	Now	\$900	2028	\$900	1		
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Waiting Room						
			Explanation : 2 Units Not Working						
	No Component	20%							
Ventilation									
	Exhaust Fans								
	Wall Unit	5%			2033	* *	2		
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2033	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$5,100	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit Capacity 50 Gallons. Installed 2011.						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2021	\$300	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1 - 2						
			Explanation : 1 Unit						

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

CAPITAL	FY 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

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



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 Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2060	* *	10	\$5,200	
Masonry: Brick	78%			LIFE	* *	5	\$86,100	
Masonry: Brick	3%	Now	\$20,200	LIFE	* *	5	\$3,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Chimney								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Masonry: Granite	3%			LIFE	* *	5	\$2,500	
Masonry: Limestone	5%			LIFE	* *	5	\$4,100	
Masonry: Limestone	2%			LIFE	* *	5	\$1,700	
Metal Panel	2%			2035	* *	5-10	\$15,200	
Stucco Cement	5%			2030	* *	5	\$13,800	
Windows								
Aluminum	75%			2041	* *	5	\$21,700	
Steel	25%			2033	* *	5	\$90,300	
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$2,900	LIFE	* *	5	\$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Coping								
Copper/Terne	10%			2060	* *	5	\$2,200	
Masonry: Brick	33%			LIFE	* *	5	\$1,500	
Masonry: Brick	50%	Now	\$26,300	LIFE	* *	5	\$2,200	
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Interior Face								
Explanation : Masonry Coated								
Pre-Cast Concrete	2%			LIFE	* *	5	\$600	
Roof								
Modified Bitumen	98%			2030	* *	10	\$13,500	
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Roof Over 9th Floor								
Skylight, Metal/Glass	2%			2045	* *	10	\$900	

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
EXCELSIOR BUILDING
Asset # : 2054

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%	Now	\$228,400	2027	\$228,400	3	\$26,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd Through 6th Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout 2nd Through 6th Floors</i>								
Carpet	40%			2024	\$456,700	3	\$53,000	
Ceramic Tile	5%			2034	**	5	\$4,400	
Mosaic Tile	3%			2030	**	5	\$6,600	
Terrazzo	2%			LIFE	**	5	\$1,400	
Vinyl Tile	30%	Now	\$228,200	2035	**	3	\$9,900	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>								
<i>Location : Throughout 7th, 8th And 9th Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 9th Floor</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	3%			2034	**	5	\$2,000	
Gypsum Board	20%			LIFE	**	5	\$7,800	
Metal Panel	15%			LIFE	**			
Marble Panels	2%			LIFE	**			
Plaster	60%			LIFE	**	5	\$11,700	
Ceilings								
AcousTileSusp.Lay-In	40%			2030	**	5	\$35,300	
AcousTileSusp.Lay-In	20%			2042	**	5	\$17,700	
Plaster	40%			LIFE	**	5	\$22,100	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- 2500 Amperes Main Disconnect Switch</i>								
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	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$83,500	2050	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
Lighting								
Interior Lighting								
Fluorescent	70%			2020	\$312,000	10	\$37,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	30%			2030	* *	10	\$16,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, 2nd Floor And 3rd Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2030	* *	10	\$7,100	
Exit, Service	50%			2030	* *	1		
Exterior Lighting								
HID	100%			2025	\$225,700	10	\$200	
Alarm								
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 Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%			2030	* *	1	\$58,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Units</i>								

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2025	\$947,400	4	\$2,900	
	Terminal Devices								
	Convactor/Radiator	100%			2023	\$299,700	1	\$19,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2033	* *	1		
	Conversion Equipment								
	Window/Wall Unit	60%			2020	\$70,000	1		
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$6,600	
	No Component	80%							
	Exhaust Fans								
	Interior	20%			2020	\$39,800	2	\$400	
	No Component	80%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	0-2	\$8,300	2035	* *	1		
	Corroded, Extent : Moderate, Area Affected : 5% Location : 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 Observation, Extent : Light, Area Affected : 100% Location : (1) B-9 (2) 1-8 Explanation : 3 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2025	\$233,300	1-5	\$30,900	

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

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

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

Print Date : 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%			LIFE	* *	5	\$123,000	
Masonry: Brick	50%	Now	\$532,000	LIFE	* *	5	\$52,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade, Foundation								
Masonry: Brick	15%	Now	\$105,000	LIFE	* *	5	\$15,700	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 100%								
Location : Chimney								
Spalling, Extent : Severe, Area Affected : 25%								
Location : Chimney								
Worn/Eroded, Extent : Severe, Area Affected : 25%								
Location : Chimney								
Masonry: Brownstone	10%	Now	\$220,000	LIFE	* *	5	\$7,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade								
Staining/Discoloring, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : North Facade, Tower, Over Main Entrance Arch								
Masonry: Granite	10%	Now	\$279,900	LIFE	* *	5	\$7,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : North Facade								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Lobby								
Windows								
Wood	50%	Now	\$34,500	2034	* *	5	\$20,700	1
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Dry Rot/Decay, Extent : Severe, Area Affected : 40%								
Location : Auditorium At Arch Windows								
Wood	50%			2042	* *	5	\$41,500	
Parapets								
Copper/Terne	10%			2046	* *	5	\$500	
Masonry: Brownstone	90%			LIFE	* *	5	\$2,400	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Clay Tile	65%	Now	\$95,200	2046	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%							
	Location : East Facade							
Modified Bitumen	30%			2031	**	10	\$9,500	
Modified Bitumen	5%	Now	\$10,200	2036	**			1
	Drains Inad/Misposn, Extent : Severe, Area Affected : 50%							
	Location : Roof Adjacent To Bulkhead, And Over Main Entrance							
	Ponding, Extent : Severe, Area Affected : 75%							
	Location : Roof Adjacent To Bulkhead And Over Main Entrance							
	Other Observation, Extent : Severe, Area Affected : 100%							
	Location : Roof Adjacent To Bulkhead							
	Explanation : Deflection Evident							
Interior								
Floors								
Carpet	15%			2022	\$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	\$210,400	2066	**	5	\$5,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Old Caretakers Apt.							
	Worn/Eroded, Extent : Severe, Area Affected : 50%							
	Location : Old Caretakers Apt.							
Interior Walls								
Ceramic Tile	5%			2035	**	5	\$6,100	
Gypsum Board	15%			LIFE	**	5	\$10,900	
Masonry: Brick	10%	Now	\$104,500	LIFE	**			
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
Plaster	20%	Now	\$64,500	LIFE	**	5	\$7,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
	Location : Old Caretakers Apt. And Main Stair							
	Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
	Location : Old Caretakers Apt. And Main Stair							
Plaster	35%			LIFE	**	5	\$12,700	
Wood	15%			LIFE	**	5	\$72,700	

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	25%			2039	**	5	\$9,600	
Gypsum Board	10%			LIFE	**	5	\$4,800	
Plaster	25%	Now	\$69,800	LIFE	**	5	\$6,000	

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

Location : Old Caretakers Apt.

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

Location : Old Caretakers Apt.

Plaster	15%			LIFE	**	5	\$3,600	
Plaster	25%			LIFE	**	5	\$6,000	

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

Under 600 Volts

Service Equipment

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

Location : Basement

Explanation : Mian Service Switch Rated @ 800 Amperes.

Switchgear / Switchboard

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

Conduit	100%			2036	**	1		
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Panelboards

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

Location : Corridors

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

Wiring

Thermoplastic	100%			2036	**	1		
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Motor Controllers

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

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$400	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected To Metal Water Pipe.

Lighting

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
HARLEM COURTHOUSE COMMUNITY JUSTICE CENTER
Asset # : 4167

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	80%			2031	* *	10	\$18,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	15%			2031	* *	10	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor							
		Explanation : T-8 Lamps							
	Fluorescent	3%			2026	\$14,000	10	\$700	
		Compact Fluorescent Light, Extent : Moderate, 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 Cameras							
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, Manual Pull Stations, Horns, Alarm Bells And Strobe Lights							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	40%			2036	* *	5	\$3,200	
	Natural Gas	60%			2036	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	60%	Now	\$20,700	2031	* *	1	\$13,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 60%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 60%							
		Location : Basement							
		Explanation : 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.							
	Steam Boiler	40%	Now	\$13,800	2031	* *	1	\$9,200	
		Not Energy Efficient, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Explanation : 1 Unit. 4 Units. Outdated Heating System In The Building, System Upgrade Is Recommended.							
Distribution									
	Central Plant Steam Piping/Pmp	100%	Now	\$90,100	2036	* *	4	\$1,300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Outdated Heating System In The Building, System Upgrade Is Recommended.							
Terminal Devices									
	Convactor/Radiator	95%	Now	\$13,500	2031	* *	1	\$7,100	
		Other Observation, Extent : Severe, Area Affected : 30%							
		Location : 2nd And 3rd Floor Court Rooms							
		Explanation : Lack Of Heating Devices In 2nd And 3rd Fl. Court Rooms							
	Unit Heater - Steam	5%			2021	\$4,800	4	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2024	\$49,700	2	\$100	
	Window/Wall Unit	70%			2019	\$38,800	1		
	No Component	25%							
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	* *	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%	Now	\$16,200	2026	\$16,200	2	\$300	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
	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, Extent : Light, Area Affected : 100%							
		Location : B-4							
		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.*

Maintenance \$ are aggregated over a 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 : 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Bronze/Brass	1%			LIFE	* *				
Masonry: Brick	10%	0-2	\$130,200	LIFE	* *	5	\$21,300		
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Interior Courtyard @ 3rd Floor And Window Lintels Throughout									
Masonry: Granite	69%	4+	\$352,200	LIFE	* *	5	\$110,200		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
Masonry: Granite	20%			LIFE	* *	5	\$31,900		
Windows									
Aluminum	95%	Now	\$1,046,600	2043	* *	5	\$123,300		
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Street Level Windows									
Explanation : Protective Metal Grilles									
Bronze/Brass	3%			2035	* *	5	\$48,700		
Metal Louvers	2%			2036	* *	10	\$32,400		
Parapets									
Masonry: Brick	25%	Now	\$67,400	LIFE	* *	5	\$5,800		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Face									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Interior Face									
Other Observation, Extent : Moderate, Area Affected : 35%									
Location : Interior Parapet Face									
Explanation : Repointing Failure									
Masonry: Granite	60%			LIFE	* *	5	\$17,400		
Masonry: Granite	15%			LIFE	* *	5	\$4,400		
Roof									
Copper/Terne	5%			2055	* *	10	\$12,200		
Modified Bitumen	28%	Now	\$16,100	2027	\$161,300				
Debris Present, Extent : Moderate, Area Affected : 20%									
Location : Courtyard Area									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : Curbs In Courtyard Area									
Modified Bitumen	65%	Now	\$37,400	2032	* *				
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : North West Corner, Upper Roof									
Skylight, Metal/Glass	2%			2027	\$292,300	10	\$6,500		

Interior

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	25%			2020	\$2,009,900	3	\$233,200	
Ceramic Tile	5%			2030	* *	5	\$31,100	
Marble Panels	10%	Now	\$456,300	LIFE	* *	5	\$46,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairs To Ninth Floor</i>								
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	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- Main Service Disconnect Switches Rated @ 4000 Amperes Each.</i>								
Transformers								
Dry Type	100%			2044	* *	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 2- 1500kva, 480/208/120volts</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	* *	5	\$10,900	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2053	**	1		
	Conduit	10%			2037	**	1		
Panelboards									
	Fused Disc Sw	5%			2049	**	5	\$500	
	Molded Case Bkrs	95%			2049	**	5	\$10,400	
Wiring									
	Thermoplastic	90%			2053	**	1		
	Thermoplastic	10%			2037	**	1		
Motor Controllers									
	Locally Mounted	20%			2025	\$6,000	5	\$600	
	Variable Frequency Drive	80%			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 : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2- 1500kw Emergency Generators								
Batteries									
	Lead/Acid	100%			2022	\$1,500	5	\$15,400	
Fuel Storage									
	Day Tank	50%			2049	**	5	\$38,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : No Available Nameplate Rating Capacity								
	Main Tank	50%			2062	**	5	\$6,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 14,000 Gallons Rated Capacity								
Lighting									
Interior Lighting									
	Fluorescent	10%			2035	**	10	\$38,100	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Fluorescent	85%			2035	**	10	\$323,900	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2035	**	10	\$19,100	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices At 10th Floor								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	50%			2035	**	1		
Exit, LED	50%			2062	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$46,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Other Public Spaces</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$256,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bells, Horns, Smoke Detectors And Manual Pull Stations</i>								
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%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Steam Room</i>								
<i>Explanation : Steam From Con Edison</i>								
Conversion Equipment								
Pres. Reducing Valve/LP Steam	100%			2036	**	5	\$24,700	
Distribution								
Central Plant Steam Piping/Pmp	100%			2027	\$6,670,800	4	\$30,700	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2025	\$2,110,100	1	\$134,200	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout, Newly Installed Steam Traps And Danfoss Valves</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Interior Pkg Unit - Cooling	5%			2031	* *	2	\$1,300	
R-134a Refrigerant, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
Recent Installation, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
	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	20%			2032	* *	1	\$26,800	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	20%			LIFE	* *	2-5	\$46,300	
	No Component	80%							
Exhaust Fans									
	Roof	10%			2027	\$65,400	2	\$1,300	
	No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout									
Explanation : Natural Ventilation									
Plumbing									
H/C Water Piping									
	Brass/Copper	10%			2037	* *	1		
	Galvanized Steel	90%			2025	\$1,556,500	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
HW Heat Exchanger									
	HTHW/HW	100%			2037	* *			
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
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	

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

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

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$4,800	LIFE	**	5	\$21,100	
	Exposed Reinforcement, Extent : Light, Area Affected : 1%							
	Location : South Side Of Building							
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%	2-4	\$24,300	2033	**	5	\$6,600	
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
	Location : Coiling Door At Machine Shop							
Windows								
Aluminum	100%			2044	**	5	\$12,300	
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$77,900	
Masonry: Limestone	15%			LIFE	**	5-10	\$26,100	
Metal Rail	5%			2041	**	5-10	\$12,900	
Roof								
Built-Up (BUR)	100%	0-2	\$142,200	2033	**			
	Alligating, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Air/Water Blisters, Extent : Moderate, Area Affected : 30%							
	Location : North Side Of Upper And Lower Roof							
	Other Observation, Extent : Moderate, Area Affected : 35%							
	Location : North Side Of Main Roof And Upper Roof							
	Explanation : Roof Membrane Is Delaminating At Joints Due To Poor Installation							
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	**	5	\$111,900	
Ceramic Tile	5%			2031	**	5	\$6,400	
Vinyl Tile	20%	Now	\$44,100	2033	**	3	\$9,600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Throughout Offices And Shop Areas							
Vinyl Tile 9" X 9"	15%	4+	\$4,300	2028	\$214,000	3	\$7,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
	Location : Front Steps Located By Entry Vestibule							
Wood	24%	Now	\$102,500	2043	**	5	\$28,800	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Truck Garage At Basement Level							
	Loose Units, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Wood	16%			2068	**	5	\$38,400	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	25%			LIFE	**	10	\$40,000	
	Concrete Masonry Unit	25%	4+	\$7,200	LIFE	**	5	\$6,400	
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : Freight Elevator Room In Basement							
	Gypsum Board	25%	4+	\$1,300	LIFE	**	5	\$9,600	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	10%			LIFE	**	10	\$1,900	
	SGFT/Glazed Masonry	15%			LIFE	**	10	\$4,800	
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$52,400	2033	**	5	\$20,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Lockers, Basement And Bathrooms							
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor Spaces							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : 2nd Floor Spaces							
	Exposed Concrete	75%	4+	\$62,500	LIFE	**	5	\$15,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 2%							
		Location : Paint Shop On 1st Floor							
		Water Penetration, Extent : Light, Area Affected : 2%							
		Location : Paint Shop On 1st Floor							
Site Enclosure									
Fence/Gates									
	Chain link	95%	Now	\$77,500	2058	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : West Side Of Building							
		Impact Damage, Extent : Moderate, Area Affected : 30%							
		Location : West Side Of Building							
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : West Side Of Building							
		Explanation : Concrete Post Bases Are Eroding At River Edge							
	Iron Picket	5%			2063	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2033	**			

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

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

Site Pavements

Parking/Driveway

Asphalt

100% Now \$296,300 2037 * *

Potholes, Extent : Moderate, Area Affected : 15%
Location : West Side Of Building
Sinking/Subsiding, Extent : Moderate, Area Affected : 40%
Location : West Side Of Building At River Edge
Other Observation, Extent : Moderate, Area Affected : 30%
Location : West Side Of Building
Explanation : Erosion At River Edge

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2048 * * 5 \$2,300

Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : One 2000 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100% 2048 * * 5 \$2,300

Raceway

Conduit

50% 2028 \$4,700 1

Conduit

50% 2048 * * 1

Panelboards

Molded Case Bkrs

85% 2044 * * 5 \$1,900

Recent Installation, Extent : Light, Area Affected : 100%
Location : Basement, 1st Floor

Molded Case Bkrs

14% 2036 * * 5 \$300

Other Observation, Extent : Light, Area Affected : 20%
Location : 1st And 2nd Floors
Explanation : Panelboards Are Old But In Satisfactory Condition

Molded Case Bkrs

1% Now \$300 2053 * * 5

Other Observation, Extent : Severe, Area Affected : 1%
Location : 2nd Floor
Explanation : Pnl Lp-2a: Door Does Not Lock, Exposing Interior Components

Wiring

Braided Cloth

10% 2-4 \$2,100 2053 * * 1

Insulation Aged, Extent : 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

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

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

Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$2,500	
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Lighting

Interior Lighting

Fluorescent	100%			2033	* *	10	\$78,400	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Floors

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

Location : Throughout The Building

Explanation : Using T-8 Lamps

Egress Lighting

Emergency, Battery	50%			2023		10	\$10,300	
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Exit, Service	50%			2023		1		
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Exterior Lighting

HID	100%			2028		10	\$300	
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Alarm

Security System

Generic	50%			2033	* *	1	\$16,000	
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Generic	50%			2028		1	\$16,000	
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Fuel Oil No 2	50%	Now	\$79,000	2058	* *	5	\$6,600	
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Abandoned in Place, Extent : Severe, Area Affected : 100%

Location : Yard

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

Location : Yard

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

Location : Oil Supply System

Fuel Oil No 2	50%			2028		5	\$13,200	
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Conversion Equipment

Steam Boiler	100%	Now	\$10,500	2033	* *	1	\$76,100	
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Malfunctioning, Extent : Severe, Area Affected : 5%

Location : Control System

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

Location : Basement

Explanation : 2 Boilers

Distribution

Steam Piping/Pump	100%			2038	* *			
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Terminal Devices

Air Handler	20%			2028		1	\$10,600	
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Convactor/Radiator	20%			2033	* *	1	\$5,500	
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Fan Coil Unit/Heat	60%			2028		1	\$16,600	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2044	* *	1		
Conversion Equipment								
Window/Wall Unit	20%			2023	\$33,800	1		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	10%			LIFE	* *	2-5	\$7,500	
No Component	90%							
Exhaust Fans								
Interior	30%			2028	\$86,500	2	\$800	
Roof	70%			2038	* *	2	\$1,800	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2033	* *	1		
Water Heater								
Gas Fired	85%	0-2	\$42,000	2028	\$42,000	2	\$800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
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%	0-2	\$15,100	2058	* *	4	\$900	
<i>Malfunctioning, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Backflow Preventer								
Generic	100%			2028	\$20,600	1	\$5,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement: First Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression								
Standpipe								
Generic	100%			2048	* *	1-5	\$43,100	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
KENT AVENUE SHOPS
Asset # : 2037

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

Print Date : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$138,100		
Masonry: Brick	78%	Now	\$421,400	LIFE	**	5	\$275,700		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Under Windows, Throughout									
Masonry: Limestone	10%	0-2	\$217,100	LIFE	**	5	\$26,500		
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Metal Panel	2%			2046	**	5-10	\$48,600		
Granite Panels	2%	Now	\$38,000	LIFE	**	5	\$5,300		
Loose Units, Extent : Moderate, Area Affected : 5%									
Location : Building Base On West Facade									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Building Base On West Facade									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : West Facade									
Stucco Cement	2%			2039	**	5	\$17,700		
Window Wall	1%			2046	**	5	\$13,300		
Windows									
Aluminum	90%	Now	\$547,500	2042	**	5	\$32,200		
Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 30%									
Location : Throughout									
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									
Cast in Place Concrete	5%			LIFE	**				
Copper/Terne	75%	0-2	\$85,500	2054	**				
Corrosion/Rusting, Extent : Light, Area Affected : 20%									
Location : Throughout									
Modified Bitumen	20%	Now	\$19,800	2026	\$98,900				
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

Interior

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior Floors									
Carpet	20%	0-2	\$1,125,100	2022	\$11,251,300	3	\$1,305,200		
	Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%								
	Location : Throughout								
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		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Marble Panels	2%			LIFE	**	5	\$65,300		
Terrazzo	2%			LIFE	**	5	\$68,000		
	Horizontal Cracks, Extent : Light, Area Affected : 10%								
	Location : Entrance								
Vinyl Tile	43%	0-2	\$805,700	2026	\$16,113,500	3	\$701,500		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Vinyl Tile	10%	Now	\$749,500	2031	**	3	\$163,100		
	Adhesion Failure, Extent : Severe, Area Affected : 100%								
	Location : Basement And 8th Floor								
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
	Location : Basement And 8th Floor								
Interior Walls									
Cast in Place Concrete	10%	Now	\$105,200	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : At Vault In Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Electrical Room, Basement								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Electrical Room, Basement								
Glass: Single Pane	5%			LIFE	**	5	\$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								
	Recent Repair Evident, Extent : Light, Area Affected : 5%								
	Location : 8th Floor								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$445,600	2024	\$8,912,700	5	\$679,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Various								
Staining/Discoloring, Extent : Severe, Area Affected : 100%								
Location : Throughout								
AcousTileSusp.Lay-In	35%	Now	\$623,900	2031	* *	5	\$761,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Various Throughout								
AcousTileSusp.Lay-In	8%	Now	\$142,600	2039	* *	5	\$174,000	
Broken/Missing Elements, Extent : Light, Area Affected : 100%								
Location : 8th Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 100%								
Location : 8th Floor								
Staining/Discoloring, Extent : Severe, Area Affected : 50%								
Location : 8th Floor								
Exposed Concrete	5%			LIFE	* *	5	\$34,000	
Plaster	25%			LIFE	* *	5	\$679,800	
Plaster	2%			LIFE	* *	5	\$54,400	

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	30%	2-4	\$296,100	2051	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
	Thermoplastic	30%			2036	**	1		
	Thermoplastic	40%			2052	**	1		
Motor Controllers									
	Locally Mounted	70%			2039	**	5	\$1,500	
	Motor Control Center	30%			2039	**	5	\$2,600	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,600	LIFE	**	5	\$4,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main Basement									
Explanation : Corroded									
Stand-by Power									
Transfer Switches									
	Automatic	100%	Now	\$9,000	2046	**	1	\$88,600	
Not in Service, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Generators									
	Diesel	100%			2022	\$74,100	1	\$123,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Pump Room Basement									
Explanation : One 41 Kva									
Batteries									
	Lead/Acid	100%			2019	\$1,500	5	\$11,900	
Fuel Storage									
	Day Tank	50%			2025	\$11,800	5	\$29,700	
	Main Tank	50%			2029	**	5	\$4,700	
Lighting									
Interior Lighting									
	Fluorescent	100%			2026	\$1,846,600	10	\$293,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Service	10%			2026	\$15,900	1		
	Exit, LED	90%			2061	**	1		
Exterior Lighting									
	HID	20%			2026	\$244,800	10	\$200	
	No Component	80%							
Alarm									
Security System									
	Not Accessible	100%							

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

Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	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

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2046

* *

1

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

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$316,900

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

Distribution

Hot Wtr Piping/Pump

50%

2034

* *

4

\$7,900

Central Plant Steam

50%

2036

* *

4

\$11,800

Piping/Pmp

Terminal Devices

Air Handler

30% Now

\$25,600

2021

\$1,280,800

1

\$53,400

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

Convactor/Radiator

50%

2031

* *

1

\$51,700

Fan Coil Unit/Heat

20%

2026

\$909,400

1

\$20,700

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

90%

2035

* *

1

\$311,700

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement*Exterior Pkg Unit -
Cooling

5%

0-2

\$12,300

2026

\$122,900

2

\$800

*Not in Service, Extent : Severe, Area Affected : 100%**Location : 1 Out Of 2 Units Not Working In The Roof**R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof*

No Component

5%

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2036	* *	4	\$18,900	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	90%	Now	\$291,100	2021	\$2,911,400	1	\$160,300	
		Noisy/Vibrating, Extent : Moderate, Area Affected : 15%							
		Location : Multiple Locations Throughout Building							
	Fan Coil - 4 Pipe	5%			2026	\$337,700	1	\$5,200	
	No Component	5%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2026	\$29,100	2	\$11,100	
	Water Cooling Tower	90%			2027	\$985,100	2	\$289,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Adjacent Building							
		Explanation : Cooling Tower							
	No Component	5%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$178,400	
Exhaust Fans									
	Interior	80%			2026	\$864,200	2	\$7,800	
	Roof	20%			2021	\$100,800	2	\$2,000	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%	0-2	\$266,400	2031	* *	1		
		Corroded, Extent : Severe, Area 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 Gallon Tank							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$46,300	4	\$6,800	
Sewage Ejector(s)									
	Electric	100%			2026	\$87,400	4	\$12,700	
Fixtures									
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 8 Units Travel From 1st : 12th Floor And 1 Unit Travels Basement 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

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

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

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

Print Date : 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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	10%			2048	**	10	\$27,200	
	Deformed/Dented, Extent : Light, Area Affected : 5%							
	Location : Roof Penthouse							
Masonry: Brick	70%			LIFE	**	5	\$162,500	
	Efflorescence, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	2-4	\$75,900	LIFE	**	5	\$4,400	
	Caulking Deteriorated, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Masonry: Limestone	15%	0-2	\$466,800	LIFE	**	5	\$13,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
Windows								
Wood	100%			2036	**	5	\$229,400	
Parapets								
Masonry: Brick	85%			LIFE	**	5-10	\$117,500	
	Efflorescence, Extent : Light, Area Affected : 5%							
	Location : Thoughout							
Masonry: Limestone	15%			LIFE	**	5-10	\$37,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
Roof								
Clay Tile	25%			2048	**	10	\$18,800	
Copper/Terne	5%			2043	**	10	\$9,400	
Metal Panel	10%			2033	**	10	\$13,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Cupola							
	Explanation : Painted Surface							
Modified Bitumen	50%			2028	\$241,700	10	\$37,500	
Skylight, Metal/Glass	10%			2048	**	10	\$25,000	
Interior								
Floors								
Carpet	15%			2027	\$214,100	3	\$22,800	
Carpet	5%			2029	**	3	\$7,600	
Cast in Place Concrete	5%			LIFE	**	5	\$22,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Boiler Room Basement							
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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2031	**	5	\$9,900	
	Gypsum Board	25%			LIFE	**	5-10	\$140,800	
	Plaster	55%	2-4	\$80,800	LIFE	**	5	\$54,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
	SGFT/Glazed Masonry	5%			LIFE	**	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%	Now	\$20,100	LIFE	**	5	\$2,300	
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Basement									
	Glass: Susp Panels	5%			LIFE	**	10	\$3,900	
	Plaster	25%			LIFE	**	5-10	\$44,300	
	Plaster	15%			LIFE	**	5-10	\$26,600	
Site Enclosure									
Fence/Gates									
	Chain link	80%			2038	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Rear Of Buiding									
	Iron Picket	20%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	85%			2041	**			
	Pavers/Stone	15%	2-4	\$17,900	2031	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Main Stair									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Slate In Front Of Building									

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$23,000	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Protector Rated @ 1600 Amperes									
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2028	\$135,100	5	\$300	
	Raceway								
	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	2053	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 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								
	Generic	100%			LIFE	**	5	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Connected To Main Water Pipe									
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	**	10	\$6,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Court Reporter Offices									
Explanation : T-8 Lamp									
	Fluorescent	40%			2028	\$491,300	10	\$24,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	HID	40%			2028	\$73,200	10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Court Rooms									
Explanation : Halogen Lamps									
	Incandescent	10%			2023	\$122,800	2	\$200	
Other Observation, Extent : Light, Area Affected : 70%									
Location : 3rd Floor Court Room									
Explanation : Around Perimeter Of Skylight									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	\$50,400	10	\$8,200	
Exit, Service	50%			2028	\$12,400	1		
Exterior Lighting								
HID	30%			2033	* *	10	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Perimeter</i>								
<i>Explanation : T-3 Halogen Lamps</i>								
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2028	\$67,800	1	\$7,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2023	\$232,100	1-3	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Mechanical Rooms</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Smoke Detectors And Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2038	* *	1		
Conversion Equipment								
Steam Boiler	100%			2033	* *	1	\$66,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Low Pressure Steam Units</i>								
Distribution								
Steam Piping/Pump	98%			2038	* *			
Steam Piping/Pump	2%	0-2	\$100	2038	* *			
<i>Leak Evident, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler	60%			2023	\$590,400	1	\$25,100	
Convactor/Radiator	40%			2041	* *	1	\$8,700	
Air Conditioning								
Energy Source								
Electricity	100%			2036	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2031	* *	1	\$36,600	
		R-134a Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Basement Mechanical Room							
	Interior Pkg Unit - Cooling	15%			2026	\$392,500	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Attic							
	Window/Wall Unit	10%			2023	\$14,600	1		
	No Component	25%							
Distribution									
	CW & CHW Wtr	50%			2038	* *	4	\$1,700	
	Pipe/Pump								
	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	
		Recent Repair Evident, Extent : Light, Area Affected : 50%							
		Location : Penthouse Mechanical Room							
	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									
	Brass/Copper	70%			2038	* *	1		
	Galvanized Steel	30%			2026	\$92,100	1		
Water Heater									
	Gas Fired	100%	Now	\$12,800	2028	\$42,700	2	\$800	
		On Extended Life, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 30 Gallons Water Heater							
HW Heat Exchanger									
	Steam Fired	100%			2028	\$111,400	4	\$10,000	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 250 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		

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

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

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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
Program / Asset # : DGS0055.000 / 13877 **Yr Built/Renovated** : 1927 / 2007
Area Sq Ft : 500,000 **Project Type** : REAL PROPERTY
Date of Survey : 29-Jun-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3,5,7,9,pen
Block : 166 **Lot** : 27 **BIN** : 1001830

CAPITAL	FY 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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Bronze/Brass	2%			LIFE	**				
Copper/Terne	3%			2047	**	10	\$13,900		
Masonry: Brick	45%			LIFE	**	5	\$89,200		
Patching Evident, Extent : Moderate, Area Affected : 15%									
Location : Window Lintels In Courtyards									
Masonry: Granite	40%			LIFE	**	5	\$59,500		
Masonry: Granite	10%	Now	\$237,500	LIFE	**	5	\$14,900		
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Penthouse, Window Sills									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Window Sills In Courtyard And Penthouse									
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 : Courtyards									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Courtyards									
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%									
Location : Courtyard Windows									
Worn/Eroded, Extent : Moderate, Area Affected : 40%									
Location : Courtyard Windows									
Parapets									
Copper/Terne	10%			2047	**	5	\$5,900		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Coping									
Explanation : Covered With Tar									
Masonry: Brick	45%			LIFE	**	5	\$5,500		
Masonry: Granite	35%			LIFE	**	5	\$5,300		
Masonry: Granite	10%			LIFE	**	5	\$1,500		
Roof									
Built-Up (BUR)	80%	Now	\$338,200	2037	**			1	
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Over 9th Floor									
Debris Present, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Over 9th Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Over 9th Floor									
Single Ply Membrane	20%			2027	\$62,100	10	\$18,200		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	5%			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	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Corridors And Offices, 9th Floor								
Uneven Substrate, Extent : Moderate, Area Affected : 25%								
Location : Corridors								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tiles								
Under Construction	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd, 4th And 8th Floors								
Explanation : Under Construction								
Interior Walls								
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								
Deteriorated Finish, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : 9th Floor								
Paint Peeling, Extent : Severe, Area Affected : 100%								
Location : 9th Floor								
Plaster	20%			LIFE	* *	5	\$23,500	
Under Construction	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 2nd, 4th And 8th Floors								
Explanation : Under Construction								

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

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

Interior

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

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

Location : 9th Floor

Paint Peeling, Extent : Severe, Area Affected : 25%

Location : 9th Floor

Staining/Discoloring, Extent : Severe, Area Affected : 50%

Location : 9th Floor

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

Location : 9th Floor

Plaster	5%			LIFE	**	5	\$13,800
Under Construction	25%						

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

Location : 2nd, 4th And 8th Floors

Explanation : Under Construction

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

Under 600 Volts

Service Equipment

Air Circuit Breaker	100%			2053	**	5	\$2,600
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 3- Main Services (Low Voltage Power Breakers)rated @ 4000 Amperes Each

Transformers

Dry Type	100%			2044	**	5	\$1,800
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : 6- 75kva, 208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker	100%			2053	**	5	\$2,600
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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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	60%	2-4	\$888,200	2052	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	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									
	Generic	100%			LIFE	* *	5	\$7,300	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	* *	1	\$153,800	
Generators									
	Diesel	100%			2040	* *	1	\$193,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Emergency Generator Rated @ 1500kw									
Batteries									
	Lead/Acid	100%			2022	\$1,500	5	\$18,500	
Fuel Storage									
	Day Tank	50%			2049	* *	5	\$46,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 275 Gallons Rated Capacity									
	Main Tank	50%			2062	* *	5	\$7,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 10,000 Gallons Rated Capacity									
Lighting									
Interior Lighting									
	Fluorescent	5%			2027	\$144,300	10	\$22,900	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Fluorescent	90%			2035	* *	10	\$412,700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2027	\$144,300	10	\$22,900	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Staircase And Lobby									
Egress Lighting									
	Emergency, Service	50%			2035	* *	1		
	Exit, LED	50%			2062	* *	1		
Alarm									

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

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

Alarm

Security System

No Component

70%

Generic

30%

2027

\$459,700

1

\$56,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Lobby And Other Public Spaces**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2027

\$5,245,900

1-3

\$308,100

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

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

Heating

Energy Source

Utility Steam

100%

2037

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Sub-basement Steam 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 Prv Room**Explanation : 2 Heat Exchangers Heating Devices For Marriage Bureau 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 : Moderate, Area Affected : 100%**Location : Throughout*

Terminal Devices

Air Handler

5%

2035

* *

1

\$15,500

Convactor/Radiator

90%

2025

\$2,285,800

1

\$145,300

*On Extended Life, Extent : Light, Area Affected : 100%**Location : Throughout**Recent Installation, Extent : Light, Area Affected : 100%**Location : Throughout, Newly Installed Steam Traps And Danfoss Valves*

Fan Coil Unit/Heat

5%

2035

* *

1

\$8,100

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	5%			2035	* *	1	\$11,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 5% Location : Lower Roof, For Marriage Bureau							
	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%			2035	* *	1	\$15,500	
		Other Observation, Extent : Light, Area Affected : 5% Location : Marriage Bureau Explanation : For Marriage Bureau							
	No Component	95%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2035	* *	2	\$52,200	
		Recent Installation, Extent : Light, Area Affected : 5% Location : Roof, Air Cooled Condenser For 4th Floor							
	No Component	85%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Roof Explanation : Cooling Tower Abandon In Place							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$278,800	
Exhaust Fans									
	Roof	10%			2022	\$78,800	2	\$1,500	
	No Component	15%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Basement Print Shop, Basement Electrical Equipment Rooms Explanation : Component Accounted For Under The Cooling Section Of This Report							
	No Component	75%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Throughout Explanation : No Mechanical Ventilation							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2053	* *	1		
	Galvanized Steel	90%			2025	\$1,873,500	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
	HW Heat Exchanger								
	Steam Fired	100%			2037	* *	4	\$49,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 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 : Light, Area Affected : 100%							
		Location : B-9							
		Explanation : 10 Units - 2 Freight, 8 Passenger							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$261,400	
	Sprinkler								
	No Component	90%							
	Generic	10%			2037	* *	1-2	\$14,000	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	11%	Now	\$230,600	LIFE	**	5	\$37,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Penthouse								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Penthouse								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Penthouse								
Explanation : Glazed Brick, Portion Of Masonry Covered With Single-Ply Roof Material To Prevent Water Penetration.								
Masonry: Limestone	45%	Now	\$341,600	LIFE	**	5	\$115,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Masonry: Limestone	1%			LIFE	**	5	\$5,100	
Metal/Glass Curt Wall	35%			LIFE	**	5	\$450,100	
Metal Coiling Doors	1%	0-2	\$3,900	2033	**	5	\$5,400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Frame								
Marble Panels	2%	2-4	\$61,300	LIFE	**	5	\$5,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Ground Floor Throughout								
Window Wall	5%			2048	**	5	\$64,300	
Windows								
Aluminum	95%			2036	**	5	\$79,600	
Metal Louvers	5%			2037	**	10	\$26,200	
Parapets								
Masonry: Brick	47%	Now	\$46,000	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Inside Face								
Spalling, Extent : Moderate, Area Affected : 50%								
Location : Inside Face								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Inside Face								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Face								
Explanation : Glazed Brick. Portions Covered With Single-Ply Roofing Material To Prevent Water Penetration.								
Masonry: Limestone	5%	Now	\$13,300	LIFE	**	5	\$300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Panel	3%			2048	**	5	\$500	
Panel/Paver: Limestone	45%			LIFE	**	5-10	\$16,300	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	4+	\$101,600	2033	* *			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : Penthouse								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : At Vents And Drains								
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : Corners								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Soffits								
Stucco Cement	100%			2041	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$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, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
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								
AcousTileConcealSpLn	40%	0-2	\$221,400	2026	\$2,214,100	5	\$168,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Rooms 1121, 1127								
AcousTileSusp.Lay-In	15%			2033	* *	5	\$101,300	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Exposed Concrete	10%	Now	\$44,000	LIFE	* *	5	\$10,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%								
Location : Parking Garage								
Plaster	35%			LIFE	* *	5-10	\$406,300	
Site Enclosure								
Fence/Gates								
Chain link	25%			2048	* *			
Iron Picket	75%			2048	* *			

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2041		**		
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On-Site Walkways

Masonry: Granite	100%		LIFE		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2048		**	5	\$1,900
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service And 1- Bus Tie Disconnet Switches Rated @ 4000 Amperes Each*

Transformers

Dry Type	100%		2041		**	5	\$1,700
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Mechanical Room**Explanation : 5- 30 Kva 208/120 Volts, 6-65 Kva 208/240 Volts And 4-40 Kva 208/240 Volts*

Switchgear / Switchboard

Air Circuit Breaker	100%		2048		**	5	\$2,300
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Low Voltage Power Circuit Breaker*

Raceway

Conduit	20%		2028	\$118,600		1	
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Conduit	80%		2048	**		1	
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Panelboards

Fused Disc Sw	5%		2044	**		5	\$500
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Molded Case Bkrs	5%		2027	\$27,300		5	\$600
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Molded Case Bkrs	90%		2044	**		5	\$10,700
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Wiring

Braided Cloth	10%	2-4	\$91,300	2053	**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic	90%		2048	**		1	
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Motor Controllers

Locally Mounted	5%		2041	**		5	\$200
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Motor Control Center	5%		2026	\$53,800		5	\$600
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*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Basement Machinery Room*

Motor Control Center	90%		2041	**		5	\$11,100
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Ground

Grounding Devices

Generic	100%		LIFE	**		5	\$13,300
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MANHATTAN CIVIL COURT
Asset # : 2049

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	\$138,900	
Generators								
Diesel	100%			2037	* *	1	\$174,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 1250 Kw, Rudox Genset							
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$16,700	
Fuel Storage								
Day Tank	50%			2044	* *	5	\$41,900	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Roof							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2056	* *	5	\$6,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 2000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	95%			2033	* *	10	\$393,200	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	5%			2033	* *	10	\$20,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
Emergency, Service	40%			2033	* *	1		
Emergency, Battery	10%			2033	* *	10	\$10,900	
Exit, LED	50%			2056	* *	1		
Exterior Lighting								
HID	15%			2028	\$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	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Outside							
	Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2033	* *	1-3	\$194,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2038	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Steam From Con Edison							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2031	* *	5	\$26,800	
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2038	* *	4	\$22,200	
	Terminal Devices								
	Air Handler	100%			2023	\$6,021,300	1	\$279,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	90%			2031	* *	1	\$439,600	
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Basement Mechanical Room							
		Explanation : R123 Refrigerant							
	Split Unit	10%			2028	\$914,100			
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Rooftop							
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2038	* *	4	\$22,200	
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2023	\$3,842,000	1	\$223,300	
	Induction Unit	20%			2028	\$509,000	1	\$29,200	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2028	\$86,300	2	\$31,400	
	Water Cooling Tower	90%			2026	\$1,462,500	2	\$408,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$398,500	
	Exhaust Fans								
	Interior	100%			2028	\$1,523,500	2	\$13,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	1%			2026	\$3,800	4		
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Subbasement							
		Explanation : 40 Gallons For 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 : Light, Area Affected : 100%							
		Location : (6) I-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	

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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



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Limestone	70%	Now	\$7,033,700	LIFE	**	5	\$476,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Staining/Discoloring, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Foundation							
	Metal Panel	15%			2035	**	5-10	\$936,200	
	Granite Panels	15%			LIFE	**	5	\$102,100	
Windows									
	Aluminum	97%			2041	**	5	\$203,700	
	Metal Louvers	3%			2034	**	10	\$39,400	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$39,200	
	Masonry: Limestone	15%			LIFE	**	5	\$8,700	
Roof									
	Modified Bitumen	90%	Now	\$143,200	2030	**			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Over 18th And 17th Floors							
		Seams Open/Split, Extent : Moderate, Area Affected : 20%							
		Location : Over 18th And 17th Floors							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Library							
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Upper Roof - Penthouse							
		Explanation : Gutter Supports Failing							
	Modified Bitumen	10%	Now	\$79,600	2035	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%							
		Location : Over Prison And Records Area							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Over Prison And Records Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Over Prison And Records Area							
Interior									
	Floors								
	Carpet	14%			2021	\$2,602,800	3	\$301,900	
	Cast in Place Concrete	10%			LIFE	**	5	\$314,500	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room							
	Ceramic Tile	3%			2034	**	5	\$43,100	
	Marble Panels	5%			LIFE	**	5	\$53,900	
	Quarry Tile	3%			2030	**	5	\$64,700	
	Terrazzo	25%			LIFE	**	5	\$280,800	
	Vinyl Tile	40%			2025	\$4,953,600	3	\$287,600	

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

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

Interior

Interior Walls

Cast in Place Concrete	5%			LIFE		**			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Sub-basement</i>									

Gypsum Board	5%			LIFE		**	5	\$43,800	
Masonry: Brick	15%			LIFE		**			
Marble Panels	15%			LIFE		**			
Plaster	45%	Now		\$266,800	LIFE	**	5	\$197,000	

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

Location : Stairs E And F At Penthouse

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

Location : Stairs E And F At Penthouse

SGFT/Glazed Masonry	5%			LIFE		**			
Wood	10%			LIFE		**	5	\$583,600	

Ceilings

AcousTile,Adhered	25%			2030		**	5	\$359,400	
AcousTileSusp.Lay-In	5%			2038		**	5	\$71,900	
Exposed Concrete	5%			LIFE		**	5	\$11,200	
Plaster	2%	Now		\$76,500	LIFE	**	5	\$18,000	

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Stairs E And F At Penthouse

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

Location : Stairs E And F At Penthouse

Plaster	55%			LIFE		**	5	\$494,200	
Plaster	8%			LIFE		**	5	\$71,900	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2045		**	5	\$4,100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 4- Main Service Switches Rated @ 4000 Amperes Each

Switchgear / Switchboard

Fused Disc Sw	20%			2045		**	5	\$800	
Molded Case Bkrs	80%			2045		**	5	\$20,200	

Raceway

Conduit	70%			2025		\$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	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	10%	2-4	\$166,000	2050	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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								
Generic	100%			LIFE	**	5	\$14,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$295,500	
Generators								
Diesel	100%			2034	**	1	\$372,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Emergency Generator Rated @ 1250 Kw</i>								
Batteries								
Lead/Acid	100%			2019	\$1,500	5	\$35,600	
Fuel Storage								
Day Tank								
	50%			2041	**	5	\$89,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 275 Gallon Capacity</i>								
Main Tank	50%			2028	\$58,900	5	\$14,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75,000 Gallon Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2030	**	10	\$863,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
HID	1%			2025	\$23,800	10	\$300	
Incandescent	1%			2025	\$160,000	2	\$200	
Egress Lighting								
Emergency, Service	45%			2030	**	1		
Emergency, Battery	5%			2030	**	10	\$11,600	
Exit, LED	50%			2053	**	1		
Exterior Lighting								
HID	70%			2025	\$2,572,500	10	\$2,100	
Incandescent	30%			2020	\$935,700	2	\$400	

Alarm

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$883,200	1	\$107,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2033	* *	1-3	\$592,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Manual Pull Stations, Smoke Detectors, Alarm Bells</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2035	* *	1		
Conversion Equipment								
Steam Boiler	100%	Now	\$118,000	2030	* *	1	\$856,200	
<i>Not Energy Efficient, Extent : Severe, Area Affected : 50%</i>								
<i>Location : #1 And #2 Burners</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4 Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%	0-2	\$771,300	2035	* *	4	\$47,300	
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Condensate Drain Pipe, Sub-basement</i>								
<i>Steam Traps Faulty, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations</i>								
Terminal Devices								
Air Handler	25%	2-4	\$3,204,100	2035	* *	1	\$133,700	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Room</i>								
Convactor/Radiator	75%	Now	\$73,200	2023	\$3,659,600	1	\$209,400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2033	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Centrifugal, Elec Chiller	35%			2034	* *	1	\$363,800	
		R-134a Refrigerant, Extent : Light, Area Affected : 35%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	5%			2030	* *	2	\$2,900	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : 18th Floor Roof							
	Window/Wall Unit	50%			2020	\$949,600	1		
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	35%	Now	\$17,500	2035	* *	4	\$16,600	
		Malfunctioning, Extent : Severe, Area Affected : 30%							
		Location : Zone Valves, Various Locations							
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : Sub-basement Pump Room							
		Explanation : Chilled Water Booster Corroded And Leaking							
	No Component	65%							
Terminal Devices									
	Air Handler/Cool/Ht	35%	2-4	\$3,220,000	2035	* *	1	\$187,100	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Fan Room							
	No Component	65%							
Heat Rejection									
	No Component	65%							
	Under Construction	35%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Replacement Of Water Cooling Tower							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$168,000	LIFE	* *	2-5	\$535,700	
		Damaged, Extent : Severe, Area Affected : 5%							
		Location : Air Intake, 18th Floor Roof							
	Exhaust Fans								
	Interior	100%	2-4	\$3,242,700	2035	* *	2	\$23,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Penthouse							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2025	\$6,794,200	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$145,100	2035	* *	4	\$95,000	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Basement							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$133,400	LIFE	* *	1		
				Blockage /Clogged, Extent : Severe, Area Affected : 5%					
				Location : Sub-basementt And 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 : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : 3 Duplex Units					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (19) 1-17 (1) B-17 (2) B-16					
				Explanation : 22 Units					
Fire Suppression									
	Standpipe								
	Generic	100%		2035		* *	1-5	\$484,300	
	Sprinkler								
	Generic	100%		2035		* *	1-2	\$269,100	
	Fire Pump								
	Generic	100%		2034		* *	1	\$179,400	
	Chemical System								
	Generic	100%		2020	\$1,900		1-3	\$3,700	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$243,400	LIFE	* *	5	\$213,000	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Foundation At B Level, Garage, Judges Exit								
Metal Panel	27%			2051	* *	5-10	\$790,600	
Metal Coiling Doors	3%			2038	* *	5	\$39,900	
Granite Panels	50%			LIFE	* *	5	\$159,700	
Window Wall	10%			2051	* *	5	\$159,700	
Windows								
Aluminum	95%			2047	* *	5	\$38,800	
Metal Louvers	5%			2038	* *	10	\$12,800	
Parapets								
Metal Panel	80%			2051	* *	5	\$32,400	
Metal Rail	20%			2042	* *	5-10	\$37,800	
Roof								
Modified Bitumen	100%			2033	* *	10	\$132,900	
Interior								
Floors								
Cast in Place Concrete	5%	Now	\$68,500	LIFE	* *	5	\$71,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Loading Dock								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Loading Dock								
Explanation : Floor Slab Is Pitced In The Wrong Direction.								
Cast in Place Concrete	10%			LIFE	* *	5	\$142,200	
Ceramic Tile	3%	Now	\$382,800	2040	* *	5	\$9,700	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Hall Near Exit Az In Basement Level								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Hall Near Exit Az In Basement Level								
Ceramic Tile	10%			2038	* *	5	\$65,000	
Panel/Paver: Cer/Brk	10%			2041	* *	5	\$146,200	
Terrazzo	5%			LIFE	* *	5	\$25,400	
Vinyl Tile	37%	0-2	\$2,071,200	2035	* *	3	\$90,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Floors A And B								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Offices And Waiting Areas Throughout								
Vinyl Tile	20%			2033	* *	3	\$48,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$291,300	LIFE	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : West Wall In Basements</i>								
Ceramic Tile	5%			2034	**	5	\$22,700	
Concrete Masonry Unit	15%	Now	\$153,400	LIFE	**	5	\$27,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Basement Locations, 12th Floor Corridor</i>								
<i>Loose Units, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Loading Dock</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Parking Area In Basement</i>								
Gypsum Board	30%			LIFE	**	5	\$81,800	
Marble Panels	5%			LIFE	**			
Marble Panels	5%			LIFE	**			
Travertine Panels	15%			LIFE	**			
Plaster	15%			LIFE	**	5	\$20,500	
Ceilings								
AcousTileConcealSpLn	25%	2-4	\$532,600	2038	**	5	\$101,600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	35%			2042	**	5	\$227,500	
Exposed Concrete	15%			LIFE	**	5	\$15,200	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$40,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lobby</i>								
Plaster	10%			LIFE	**	5	\$40,600	
Wood	5%			LIFE	**	5	\$284,300	

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	70%			2025	\$83,600	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 2- Main Service Switches Rated @ 3000 Amperes Each								
Fused Disc Sw	30%			2045	**	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 3000 Amperers								
Transformers								
Dry Type	100%			2030	**	5	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 30 Kva, 480/208/120 Volts								
Switchgear / Switchboard								
Fused Disc Sw	30%			2045	**	5	\$600	
Molded Case Bkrs	70%			2025	\$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	
Stand-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 : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : Emergency Generator Rated @ 250 Kw								
Batteries								
Nickel Cadmium	100%			2019	\$1,500	5	\$109,400	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power								
Fuel Storage Day Tank	50%			2024	\$18,100	5	\$45,500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Generator Room								
Explanation : 275 Gallon Capacity								
Main Tank	50%			2028	\$30,100	5	\$7,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : 400 Gallon Capacity								
Lighting								
Interior Lighting Fluorescent	2%			2025	\$163,500	10	\$9,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Fluorescent	96%			2025	\$7,849,600	10	\$432,300	
T-8 Lamps And Fixtures, Extent : Moderate, Area 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 Affected : 100%								
Location : Hallways And Outside								
Explanation : C C T V Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2030	* *	1-3	\$302,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors, Alarm Bells And Horns								

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

Heating

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	* *	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Steam From Con Edison							
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2034	* *	5	\$29,200	
		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	\$9,700	
		Corroded, Extent : Severe, Area Affected : 15%							
		Location : Basement							
	Central Plant Steam Piping/Pmp	60%	Now	\$94,600	2035	* *	4	\$14,500	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Condensate Return Pump							
Terminal Devices									
	Air Handler	70%			2025	\$4,585,600	1	\$212,500	
	Convactor/Radiator	30%			2030	* *	1	\$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 Pipe/Pump	95%			2035	* *	4	\$34,500	
	No Component	5%							
Terminal Devices									
	Air Handler/Cool/Ht	95%			2025	\$4,963,600	1	\$288,400	
	Fan Coil - 2 Pipe	5%			2025	\$443,200	1	\$7,900	
Heat Rejection									
	Air Cooled Condenser Unit	5%			2025	\$47,000	2	\$17,100	
	Water Cooling Tower	95%			2026	\$1,679,500	2	\$469,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$273,800	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	100%	0-2	\$37,100	2035	* *	4	\$48,600	
			Corroded, Extent : Moderate, Area Affected : 10%						
			Location : Coil Connections						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	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, Area Affected : 90%						
			Location : (7) B-11 (1) 1-11 (1) 1-7						
			Explanation : 9 Units						
	Hydraulic	10%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 10%						
			Location : 1-2						
			Explanation : 1 Unit						
Fire Suppression									
	Standpipe								
	Generic	100%			2045	* *	1-5	\$247,600	
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$137,500	
	Fire Pump								
	Generic	100%			2028	\$299,900	1	\$91,700	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$127,300	
Masonry: Brick	30%	Now	\$407,600	LIFE	**	5	\$244,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Interior Courtyard								
Recent Repair Evident, Extent : Light, Area Affected : 15%								
Location : Foundation Wall								
Masonry: Granite	65%	4+	\$1,412,500	LIFE	**	5	\$397,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Upper Floors, Pediment								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Pediment, Cornice, Throughout								
Metal Panel	3%			2036	**	5-10	\$168,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Intermittent Panels Between Windows - Street Facades								
Explanation : Lead Panels								
Windows								
Bronze/Brass	25%	4+	\$442,700	2034	**	5	\$143,400	
Deteriorated Finish, Extent : Light, Area Affected : 2%								
Location : Main Entrance								
Metal Louvers	5%			2035	**	10	\$57,400	
Steel	70%	4+	\$371,000	2034	**	5	\$803,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Corridor								
Parapets								
Masonry: Brick	35%	Now	\$42,300	LIFE	**	5	\$6,600	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : North Side Of Lower Parapets								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	53%	Now	\$190,500	LIFE	**	5	\$12,600	
Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
Location : Coping								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Coping								
Metal Panel	2%			2046	**	5	\$1,500	
Metal Rail	5%			2039	**	5-10	\$17,100	
Marble Panels	5%			LIFE	**	5	\$1,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Cast in Place Concrete	5%	Now	\$6,500	LIFE		**		
	Water Penetration, Extent : Moderate, Area Affected : 30% Location : Throughout Areaways							
Copper/Terne	30%	Now	\$48,200	2041		**		
	Water Penetration, Extent : Light, Area Affected : 5% Location : Rotunda							
Copper/Terne	5%			2054		**	10	\$21,300
Modified Bitumen	45%	Now	\$494,000	2036		**		1
	Blisters, Extent : Moderate, Area Affected : 30% Location : Throughout Ponding, Extent : Moderate, Area Affected : 10% Location : Throughout Water Penetration, Extent : Severe, Area Affected : 25% Location : 6th Floor- Rooms 615, 624, 626, 629, 5th Floor Library Other Observation, Extent : Moderate, Area Affected : 35% Location : 6th Floor Roof Explanation : Water Penetration At Bracing Anchors For Parapet Walls							
Skylight, Metal/Glass	5%	Now	\$640,600	2036		**		
	Deformed/Dented, Extent : Moderate, Area Affected : 10% Location : Various Areas Unit Inoperable, Extent : Moderate, Area Affected : 50% Location : Throughout 6th Floor Water Penetration, Extent : Moderate, Area Affected : 50% Location : Throughout							
Sloped Glazing	10%	Now	\$1,103,200	LIFE		**	5	\$227,400
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15% Location : Steel Supports For Glazing Water Penetration, Extent : Severe, Area Affected : 15% Location : Area Above Portico							
Interior								
Floors								
Carpet	15%			2019	\$1,822,200	3		\$258,300
Cast in Place Concrete	10%			LIFE		**	5	\$188,300
	Recent Repair Evident, Extent : Light, Area Affected : 40% Location : Basement							
Ceramic Tile	3%			2035		**	5	\$25,800
Cork Tile	10%			2036		**	5	\$75,300
Marble Panels	13%			LIFE		**	5	\$83,900
Terrazzo	14%	4+	\$123,900	LIFE		**	5	\$94,200
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Basement							
Vinyl Tile	35%			2026	\$2,832,200	3		\$113,000

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Cast in Place Concrete	5%			LIFE		* *			
	Recent Repair Evident, Extent : Light, Area Affected : 40%								
	Location : Basement And Sub-basement								
Masonry: Brick	5%			LIFE		* *			
	Recent Repair Evident, Extent : Light, Area Affected : 40%								
	Location : Basement And Sub-basement								
Marble Panels	10%			LIFE		* *			
Plaster	65%	Now	\$390,300	LIFE		* *	5	\$132,000	
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Corridors, Stairs, Various Offices And Lobbies								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Corridors, Stairs, Various Offices And Lobbies								
Wood	15%			LIFE		* *	5	\$406,200	
Ceilings									
Exposed Concrete	10%			LIFE		* *	5	\$13,500	
	Recent Repair Evident, Extent : Light, Area Affected : 30%								
	Location : Basement And Sub-basement								
Masonry: Infill Arch	3%			LIFE		* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Entrance								
	Explanation : Underside Of Portico								
Masonry: Marble	10%			LIFE		* *	1		
Plaster	15%	Now	\$42,000	LIFE		* *	5	\$80,700	
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Rotunda Mural - At Colonialism								
Plaster	62%	Now	\$387,200	LIFE		* *	5	\$333,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Corridors Throughout								
	Water Penetration, Extent : Light, Area Affected : 15%								
	Location : Corridors, Waiting Areas, File Room, 6th Floor - Rooms 615, 624, 626, 629, 5th Floor Library								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%			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, Area Affected : 100%								
Location : Electrical Room								
Explanation : Rated @ 4000 Amperes								

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Fused Disc Sw	70%			2036	**	5	\$1,700	
Fused Disc Sw	30%			2046	**	5	\$700	
Raceway								
Conduit	30%			2046	**	1		
Conduit	70%			2036	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5	\$700	
Molded Case Bkrs	30%			2042	**	5	\$4,500	
Molded Case Bkrs	40%			2034	**	5	\$6,100	
Molded Case Bkrs	25%			2025	\$148,700	5	\$3,800	
Wiring								
Braided Cloth	10%	2-4	\$99,700	2051	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Some Areas							
Thermoplastic	90%			2046	**	1		
Motor Controllers								
Locally Mounted	20%			2039	**	5	\$800	
Locally Mounted	50%			2031	**	5	\$1,900	
Locally Mounted	5%			2024		5	\$200	
Motor Control Center	25%			2031	**	5	\$3,900	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$8,500	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : Main Water Pipe							
Stand-by Power								
Transfer Switches								
Automatic	100%			2039	**	1	\$177,000	
Generators								
Diesel	100%			2035	**	1	\$222,800	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Explanation : Onan Genset Rated @ 600 Kw							
Batteries								
Nickel Cadmium	100%			2019	\$1,700	5	\$128,200	
Fuel Storage								
Main Tank	100%			2054	**	5	\$16,900	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement Explanation : 500 Gallons							
Lighting								

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

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

Lighting

Interior Lighting
Fluorescent

95% 2031 * * 10 \$501,200

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

Location : Throughout The Building

Explanation : T-8 And Compact 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 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% 2036 * * 1

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

Location : Sub-basement

Explanation : Steam From Con Ed

Conversion Equipment

Pres. Reducing Valve/LP
Steam

100% 2029 * * 5 \$34,200

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

Location : Basement

Explanation : 2 Heating Exchangers For Hot Water Heating Devices

Distribution

Central Plant Steam
Piping/Pmp

100% Now \$1,008,000 2036 * * 4 \$28,400

Corroded, Extent : Moderate, Area Affected : 20%

Location : Piping And Vacuum Condensate Pumps, Basement

Leak Evident, Extent : Moderate, Area Affected : 2%

Location : Connection Seal, Sub-basement Steam Room

Terminal Devices

Air Handler

60% 2021 \$5,024,800 1 \$213,400

Convactor/Radiator

30% 2024 \$956,500 1 \$55,700

No Component

10%

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

Location : Mechanical Rooms - Penthouse

Explanation : Covered Under AC Section

Air Conditioning

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2034	* *	1		
	Conversion Equipment								
	Centrifugal, Elec Chiller	70%			2022	\$4,718,000	1	\$435,800	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : Refrigerant R-11							
	Exterior Pkg Unit - Cooling	5%			2026	\$241,100	2	\$1,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 5%							
		Location : Roof							
	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									
	Water Cooling Tower	70%			2024	\$1,344,800	2	\$405,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$320,800	
	Exhaust Fans								
	Interior	85%			2021	\$1,801,000	2	\$15,000	
	Roof	15%			2021	\$148,300	2	\$2,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	90%			2036	* *	1		
	Galvanized Steel	10%	Now	\$26,100	2024	\$261,300	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement And Sub-basement							
	HW Heat Exchanger								
	Steam Fired	100%			2036	* *	4	\$85,300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$87,200	LIFE	* *	1		
		Blockage /Clogged, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$62,100	LIFE	* *	1		
		Cracked, Extent : Moderate, Area Affected : 15%							
		Location : Sub-basement							
		Damaged, Extent : Light, Area Affected : 10%							
		Location : Basement And Sub-basement							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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 : Light, Area Affected : 100%					
				Location : (10) B, 1-4, (1) B-7 (1) M-6					
				Explanation : 12 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2026	\$2,482,100	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
Program / Asset # : DGS0016.000 / 2057 **Yr Built/Renovated** : 1933 / 2012
Area Sq Ft : 555,600 **Project Type** : REAL PROPERTY
Date of Survey : 24-Jun-2016 **Landmark Status** : EXTERIOR 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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$52,000
Interior Architecture	\$20,800	\$26,000		\$72,700
Electrical	\$72,500	\$50,900	\$48,700	\$76,900
Mechanical	\$167,700	\$123,100	\$237,400	\$133,500
Elevators/Escalators	\$177,600	\$177,600	\$177,600	\$177,600
Total	\$438,600	\$377,600	\$463,700	\$512,700
Importance Code A		\$55,000	\$55,000	\$107,000
Importance Code B	\$438,600	\$322,600	\$408,700	\$405,600
Total	\$438,600	\$377,600	\$463,700	\$512,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Copper/Terne	3%			2047	**	10	\$51,300		
Masonry: Brick	30%	Now	\$1,459,300	LIFE	**	5	\$218,800		
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Masonry: Granite	10%	Now	\$2,860,200	LIFE	**	5	\$54,700		
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Masonry: Limestone	55%	Now	\$4,844,100	LIFE	**	5	\$300,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
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, Extent : Moderate, Area Affected : 15%									
Location : Chiller Room									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Chiller Room									
Thermally Inefficient, Extent : Moderate, Area Affected : 50%									
Location : Chiller Room									
Parapets									
Masonry: Brick	40%	Now	\$701,800	LIFE	**	5	\$36,700		
Parge/Tar Separating, Extent : Moderate, Area Affected : 40%									
Location : Interior Face									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : Interior Face									
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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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE
Asset # : 2057

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Asphalt Shingle	5%			2036	**	10	\$1,700		
IRMA/Protected Membrane	10%			2032	**	10	\$20,300		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : East Side								
	Explanation : This Is A Green Roof Designed To Absorb Runoff								
Modified Bitumen	65%	Now	\$85,100	2027	\$851,400				
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%								
	Location : Over 8th Floor								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
Plaza Roof: Stone Panels	20%	Now	\$394,700	2037	**				
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Over Chiller Room								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : Over Chiller Room								
	Explanation : Drains Inad/misposin								
Interior									
Floors									
Carpet	5%			2026	\$585,900	3	\$62,300		
Cast in Place Concrete	5%			LIFE	**	5	\$90,800		
Marble Panels	15%			LIFE	**	5	\$93,400		
Terrazzo	25%			LIFE	**	5	\$162,200		
Vinyl Tile	40%	Now	\$156,100	2027	\$3,122,400	3	\$124,600		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
Vinyl Tile	5%			2035	**	3	\$15,600		
Vinyl Tile 9" X 9"	5%	Now	\$505,600	2037	**	3	\$15,600		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
Interior Walls									
Cast in Place Concrete	5%	Now	\$1,720,000	LIFE	**				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
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%			LIFE	**	5	\$655,900		

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Plaster	45%			LIFE	**	5	\$233,600	
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$2,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 4000 Amperes Main Service & Nine 2000 Amperes Sub-service Disconnect Switch								
Transformers								
Dry Type	60%			2044	**	5	\$1,200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Three 200 Kva 480/277 Pri - 208/120 Sec								
Dry Type	40%			2025	\$7,000	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room - Penthouse								
Explanation : Two 63 Kva 480/277v - 208/120v								
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	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	40%	2-4	\$398,600	2052	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
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								
Day Tank	50%			2049	**	5	\$51,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room - Roof							
	Explanation : One 275 Gallons							
Main Tank	50%			2055	**	5	\$8,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 20000 Gallons							
Lighting								
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 Lamps							
LED	10%			2037	**			
Egress Lighting								
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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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MARIO MEROLA BUILDING BRONX COUNTY COURTHOUSE
Asset # : 2057

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Extent : Moderate, Area Affected : 100%								
	Location : Ground Floor And Outside								
	Explanation : CCTV Surveillance Camera System								
	Fire/Smoke Detection								
	No Component	90%							
	Generic, Digital	10%			2032	* *	1-3	\$34,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Fuel Oil No 2	100%			2047	* *	5	\$172,100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	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 Affected : 30%								
	Location : #3 Boiler Tubes								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 3 Units								
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$27,400	
	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		

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

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	50%			2030	* *	1	\$300,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : Ground Floor AC Room							
	Interior Pkg Unit - Cooling	5%			2021	\$1,075,400	2	\$1,700	
	Window/Wall Unit	5%			2022	\$59,900	1		
	No Component	40%							
Distribution									
	CW & CHW Wtr Pipe/Pump	50%	Now	\$210,500	2057	* *	4	\$13,700	
		Corroded, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Leak Evident, Extent : Severe, Area Affected : 40%							
		Location : Various Locations							
	No Component	50%							
Terminal Devices									
	Fan Coil - 2 Pipe	50%	Now	\$65,700	2027	\$3,283,300	1	\$80,700	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
		Explanation : Hose Of Condensate Drip Pan Clogged, Causing Water Leaks							
	No Component	50%							
Heat Rejection									
	Water Cooling Tower	50%	Now	\$65,500	2021	\$654,900	2	\$223,700	
		Damaged, Extent : Severe, Area Affected : 25%							
		Location : Inside The Unit On Roof							
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	Now	\$106,000	LIFE	* *	2-5	\$309,800	
		Leak Evident, Extent : Light, Area Affected : 15%							
		Location : Dampers, Throughout							
Exhaust Fans									
	Interior	60%			2027	\$1,227,900	2	\$10,200	
	Roof	25%			2035	* *	2	\$4,300	
		Recent Installation, Extent : Light, Area Affected : 25%							
		Location : 4 Units On Roof							
	No Component	15%							
Plumbing									
H/C Water Piping									
	Brass/Copper	30%			2037	* *	1		
	Galvanized Steel	70%	Now	\$35,300	2025	\$1,766,900	1		
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Water Main Valve, Basement							
Water Heater									
	Gas Fired	100%			2022	\$350,800	2	\$8,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$24,000	LIFE	* *	1		
			Blockage /Clogged, Extent : Severe, Area Affected : 5%						
			Location : Ceiling Of Refrigeration Room, Ground 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, Extent : Light, Area Affected : 100%						
			Location : (8) B-9, (11) 1-8, (1) 1, 4M, 6M						
			Explanation : 20 Units						
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$290,500	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Program / Asset # : DGS0058.000 / 13880 **Yr Built/Renovated** : 1896 / 2012
Area Sq Ft : 36,000 **Project Type** : REAL PROPERTY
Date of Survey : 30-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,4,6
Block : 1044 **Lot** : 22 **BIN** : 1025397

CAPITAL	FY 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



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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%			2053	**	5	\$14,800	
Windows								
Aluminum	45%			2049	**	5	\$2,100	
Bronze/Brass	30%	Now	\$54,200	2035	**	5	\$4,400	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout - Front Facade							
	Explanation : Painted							
Steel	25%			2026	\$67,600	5	\$14,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Stairs/ Lot Line Windows							
	Explanation : Slated For Full Repair Or Replacement Within Course Of Construction							
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 Observation, Extent : Light, Area Affected : 20%							
	Location : North And East Walls							
	Explanation : Stucco Finish							
Metal Rail	10%			2044	**	5-10	\$3,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof								
Cast in Place Concrete	10%			LIFE	**			
Copper/Terne	10%			2055	**	10	\$2,300	
Modified Bitumen	70%			2035	**	10	\$6,400	
Skylight, Metal/Glass	10%			2037	**	10	\$3,000	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2023	\$41,500	3	\$4,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
	Ceramic Tile	5%			2030	**	5	\$1,000	
	Marble Panels	5%	Now	\$19,600	LIFE	**	5	\$700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
	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									
	Ceramic Tile	10%	0-2	\$22,600	2030	**	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
	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/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Main Stair									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Main Stair									
	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 Observation, Extent : Light, Area Affected : 100%									
Location : Over Main Stair									
Explanation : Decorative Infill Panels At Skylight									
	Masonry:Vault Struct	10%			LIFE	**			
	Plaster	28%			LIFE	**	5	\$3,400	
	Under Construction	20%							

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MIDTOWN COMMUNITY COURT
Asset # : 13880

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated @ 2000 Amperes.							
	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 : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2035	* *	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Fluorescent	2%			2022	\$13,100	10	\$700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Theatre							
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$4,300	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	Fluorescent	5%			2035	* *	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front							
	HID	10%			2035	* *	10		
	No Component	85%							
Alarm									

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

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

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 Surveillance System*

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Natural Gas

100%

2037

* *

1

Conversion Equipment

Furnace

15%

2035

* *

1

\$2,700

*Recent Installation, Extent : Light, Area Affected : 15%**Location : Roof**Other Observation, Extent : Light, Area Affected : 15%**Location : Roof**Explanation : 2 Roof Top Package Units*

Hot Water Boiler

85%

2044

* *

1

\$15,100

*Recent Installation, Extent : Light, Area Affected : 85%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 85%**Location : Basement Boiler Room**Explanation : 2 New Units*

Distribution

Hot Wtr Piping/Pump

85%

2049

* *

4

\$1,500

No Component

15%

Terminal Devices

Convactor/Radiator

10%

2044

* *

1

\$1,200

*Recent Replace Evident, Extent : Light, Area Affected : 10%**Location : Various*

Fan Coil Unit/Heat

70%

2035

* *

1

\$8,100

*Recent Installation, Extent : Light, Area Affected : 70%**Location : Various*

Unit Heater - Steam

5%

2035

* *

4

\$200

*Other Observation, Extent : Light, Area Affected : 5%**Location : Basement**Explanation : New Installation*

No Component

15%

Air Conditioning

Energy Source

Electricity

100%

2043

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Reciprocating Compr/Chiller	70%			2035	* *	1	\$11,700	
Other Observation, Extent : Light, Area Affected : 70%									
Location : Roof									
Explanation : 1 New Unit. R-410a.									
	Ext Pkg Unit - Heating/Cooling	20%			2035	* *	2	\$400	
Other Observation, Extent : Light, Area Affected : 20%									
Location : Roof									
Explanation : 2 Roof Top Package Units. R-410a. There Are Many Window A/c Units Installed In The Building As Reserve.									
	Split Unit	10%			2032	* *			
R-134a Refrigerant, Extent : Light, Area Affected : 10%									
Location : 3 Units. Outside Wall									
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2053	* *	4	\$1,200	
	No Component	30%							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2032	* *	1	\$1,200	
	Fan Coil - 4 Pipe	70%			2035	* *	1	\$8,100	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2035	* *	2	\$17,600	
	Evaporative Condenser	10%			2032	* *	2	\$2,500	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	40%			LIFE	* *	2-5	\$8,000	
	No Component	60%							
Exhaust Fans									
	Interior	10%			2035	* *	2	\$100	
	Roof	30%			2035	* *	2	\$300	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%	Now	\$5,600	2047	* *	1		
Not Insulated, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Water Heater									
	Gas Fired	100%			2025	\$22,700	2	\$500	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%	Now	\$600	2027	\$5,700	4	\$800	
		Not in Service, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) B-6 (1) G-6							
		Explanation : 2 Units. 1 Of Them Is Under Replacement.							
Fire Suppression									
	Standpipe								
	Generic	100%			2053		* *	1-5	\$18,100
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Stairways							
Sprinkler									
	Generic	100%			2053		* *	1-2	\$10,100
Fire Pump									
	Generic	100%			2036		* *	1	\$6,700

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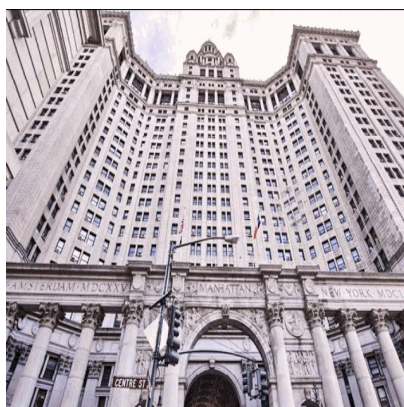
Print Date : 22-Sep-2017

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : MUNICIPAL BUILDING
Address : 1 CENTRE STREET
Borough : MANHATTAN **Agency's Number** : 312-101
Program / Asset # : DGS0001.000 / 2071 **Yr Built/Renovated** : 1913 / 2012
Area Sq Ft : 929,200 **Project Type** : REAL PROPERTY
Date of Survey : 27-Jun-2016 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3,5,8,11,15,24,25,26,35
Block : 121 **Lot** : 1 **BIN** : 1001394

CAPITAL	FY 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



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Bronze/Brass	1%			LIFE	**				
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$145,900		
Ceramic Tile	1%			2037	**	10	\$8,800		
Masonry: Granite	96%	4+	\$2,391,600	LIFE	**	5	\$672,500		
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Floors 26 - 36									
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : West Facade @ Window Lintels. Floors 2, 3, 6 And Breezeway									
Explanation : Staining/ Discoloring									
Windows									
Aluminum	95%	0-2	\$493,000	2026	\$9,859,000	5	\$106,400		
Air Infiltration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 35%									
Location : Various Locations Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
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									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Throughout									
Explanation : Though Not As Decorative - Still Premium Material - Thick Slabs									
Roof									
Metal Panel	15%			2032	**	10	\$29,800		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 26th Floor									
Explanation : Painted Surface									
Modified Bitumen	25%	Now	\$34,900	2022	\$174,600				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 20%									
Location : Over 24th Floor @ Perimeter Trench									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over 24th Floor									
Modified Bitumen	40%			2027	\$279,400	10	\$43,400		
Panel/Paver: Cer/Brk	20%	Now	\$54,300	2037	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Over Chiller Room In Sub-basement - From Con Edison Vault									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Efflorescence - East And West Plazas At Grade									

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
MUNICIPAL BUILDING
Asset # : 2071

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior Floors								
Carpet	5%			2028	\$1,040,100	3	\$147,400	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 8th And 18th Floors</i>							
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	
	<i>Recent Replace Evident, Extent : Light, Area Affected : 25%</i>							
	<i>Location : 8th And 18th Floors</i>							
Mosaic Tile	15%	0-2	\$2,193,600	2032	* *	5	\$276,400	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 20%</i>							
	<i>Location : Floors 25, 26, 35</i>							
Marble Panels	2%			LIFE	* *	5	\$22,100	
Vinyl Tile	10%			2022	\$1,385,600	3	\$73,700	
Vinyl Tile	18%			2032	* *	3	\$99,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	3%	Now	\$405,000	LIFE		* *		
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Pump Room								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Water Main Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Sub-basement @ Generator Room								
Ceramic Tile	3%			2040		* *	5	\$29,000
Recent Replace Evident, Extent : Light, Area Affected : 25%								
Location : 8th And 18th Floors								
Concrete Masonry Unit	5%			LIFE		* *	5	\$19,300
Glass: Single Pane	3%			LIFE		* *	5	\$21,700
Gypsum Board	29%			LIFE		* *	5	\$167,900
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 8th And 18th Floors								
Masonry: Brick	5%			LIFE		* *		
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Electrical Room								
Metal: Cage/Fence	2%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Elevator Lobbies								
Explanation : Decorative Metal Grilles								
Marble Panels	10%			LIFE		* *		
Plaster	40%	Now	\$684,800	LIFE		* *	5	\$115,800
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : 35th Floor Corridor								
Deteriorated Finish, Extent : Severe, Area Affected : 20%								
Location : Stair To 26, 35th Floors								
Paint Peeling, Extent : Severe, Area Affected : 20%								
Location : Stair To 26, 35th Floors								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : 35th Floor								

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

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

Interior

Ceilings

AcousTileConcealSpLn	15%			2032	**	5	\$276,400	
AcousTileSusp.Lay-In	5%			2032	**	5	\$73,700	
AcousTileSusp.Lay-In	32%			2040	**	5	\$471,700	
AcousTileSusp.Lay-In	3%			2044	**	5	\$44,200	
Exposed Concrete	3%	Now	\$471,900	LIFE	**	5	\$6,900	

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%	Now	\$1,711,100	LIFE	**	5	\$368,500	

Cracking/Crumbling, Extent : Severe, Area Affected : 15%

Location : 35th Floor Corridor

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

Location : Corridors

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

Location : Corridor(s) All floors

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$4,000	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : (3) 6000 Amperes Bolted Pressure Switch Main Disconnects; (4) 4000

Amperes Bolted Pressure Main Disconnects.

Transformers

Dry Type	50%			2025	\$8,700	5	\$1,700	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : (3) 1000 Kva , 480/208/120 Volts

Dry Type	50%			2040	**	5	\$1,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : (2) 500 Kva , 480/277/208 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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Busway	5%			2032	**	1		
	Conduit	45%			2027	\$784,000	1		
	Conduit	50%			2047	**	1		
Panelboards									
	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, Extent : Severe, Area Affected : 100%							
		Location : Throughout 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 Drive	10%			2032	**			
	Variable Frequency Drive	5%	Now	\$1,600	2047	**			
		Not Functioning, Extent : Severe, Area Affected : 100%							
		Location : Mechanical Room							
	Variable Frequency Drive	5%			2025	\$1,600			
Ground									
	Grounding Devices Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Connected To Metal Water Pipe. Point Of Contact Not Visible - Covered With Insulation							
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2040	**	1	\$285,900	
Generators									
	Diesel	100%			2036	**	1	\$359,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room							
		Explanation : Emergency Generator Rated @ 1352kw							
Batteries									
	Lead/Acid	100%			2021	\$1,700	5	\$34,400	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2043	* *	5	\$86,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room / Basement							
		Explanation : 550 Gallons Capacity							
	Main Tank	50%			2055	* *	5	\$13,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 15,000 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	60%			2032	* *	10	\$511,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2022	\$585,100	10	\$85,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2027	\$585,100	10	\$85,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Corridors And Basement							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	14%			2035	* *	10	\$119,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Upper Floors							
	HID	1%			2027		10	\$300	
	LED	5%			2035	* *			
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$112,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Some Lighting Fixtures Are Equipped With Battery Pack							
	Exit, LED	50%			2055	* *	1		
	Exterior Lighting								
	LED	10%			2035	* *			
	No Component	90%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2032	* *	1	\$104,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby And Corridors							
		Explanation : CCTV Surveillance Camera System							

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2035

* *

1-3

\$572,600

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

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

Heating

Energy Source
Utility Steam

100%

2037

* *

1

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

Pres. Reducing Valve/LP
Steam

100%

2030

* *

5

\$55,200

Distribution

Central Plant Steam
Piping/Pmp

100%

2037

* *

4

\$45,800

Terminal Devices

Convactor/Radiator

100%

2025

\$7,789,200

1

\$300,100

*On Extended Life, Extent : Moderate, Area Affected : 100%**Location : Throughout**Other Observation, Extent : Light, Area Affected : 10%**Location : Throughout**Explanation : Some Air Handling Equipment Have The Capability To Provide Heating, But They Are Not Utilized For This Purpose.***Air Conditioning**

Energy Source
Electricity

100%

2035

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Centrifugal, Elec Chiller	20%			2030	* *	1	\$201,100	
	Interior Pkg Unit - Cooling	10%	2-4	\$1,428,400	2032	* *	2	\$4,600	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout, Multiple Mechanical Defects									
	Interior Pkg Unit - Cooling	20%			2028	\$2,856,800	2	\$11,400	
	Interior Pkg Unit - Cooling	15%			2025	\$2,142,600	2	\$8,500	
	Reciprocating Compr/Chiller	25%			2027	\$84,600	1	\$107,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Sub-basement									
Explanation : Absorption Chillers Serve Adjacent Building In Its Entirety. Centrifugal Chillers Serves This Asset									
	Window/Wall Unit	10%			2022	\$200,500	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	45%			2037	* *	4	\$20,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Chilled And Condenser Water Pumps And Piping									
	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	2037	* *	1	\$27,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout Mechanical Rooms									
Explanation : Multiple Mechanical Defects									
	No Component	55%							
Heat Rejection									
	Water Cooling Tower	45%			2025	\$950,200	2	\$420,800	
	No Component	55%							
Ventilation									
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%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Throughout Mechanical Rooms									
Explanation : Component Accounted For Under The Cooling Section Of This Report									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2047	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger Steam Fired	100%			2037	**	4	\$91,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 3 Units					
	Sanitary Piping Cast Iron	100%			LIFE	**	1		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Throughout					
	Storm Drain Piping Cast Iron	100%			LIFE	**	1		
				On Extended Life, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Sump Pump(s) Non-Submersible	100%			2027	\$146,700	4	\$29,400	
	Sewage Ejector(s) Electric	100%			2027	\$277,100	4	\$55,500	
	Backflow Preventer Generic	100%			2035	**	1	\$56,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : Did Not Observe This Component					
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Geared Traction	100%			LIFE	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : (16) 1-15 (8) 15-24 (4) 16-25 (2) Service Units 1-25 (1) Tower 24-36					
				Explanation : Total 31 Units. 30 Main Elevators, 1 Tower Elevator					
Fire Suppression									
	Standpipe Generic	100%			2037	**	1-5	\$485,900	
	Sprinkler Generic	50%			2037	**	1-2	\$130,100	
	Generic	50%			2047	**	1-2	\$130,100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Sprinklers Are Added To The Tenant Spaces As They Are Renovated					

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal, Corrugated	10%			2053	**	1		
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,800	
Metal Panel	5%			2053	**	5-10	\$17,700	
Panel/Paver: Limestone	80%	0-2	\$227,400	LIFE	**	5	\$30,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Loading Dock								
Misaligned/Bulging, Extent : Light, Area Affected : 10%								
Location : South Facade, East Facade								
Spalling, Extent : Light, Area Affected : 5%								
Location : South / West Corner								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Drip Stains And Window Ledges - All Facades								
Windows								
Aluminum	97%			2049	**	5	\$15,700	
Metal Louvers	3%			2040	**	10	\$3,000	
Parapets								
Metal/Glass Curt Wall	5%			2053	**	5	\$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Balconies - South Facade								
Explanation : Actually Single Pane Glass								
Metal Panel	60%	0-2	\$21,500	2053	**	5	\$26,700	
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Base Of Parapet - Perimeter Walls								
Metal Rail	25%			2044	**	5-10	\$103,900	
Panel/Paver: Limestone	10%			LIFE	**	5	\$2,500	
Roof								
IRMA/Protected Membrane	100%	Now	\$9,600	2035	**			
Paver Block Ballast, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : At Downspouts And Within Paver Joints								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Under Cooling Fans								
Interior								
Floors								
Carpet	30%			2026	\$392,100	3	\$45,500	
Cast in Place Concrete	10%			LIFE	**	5	\$22,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Epoxy Coating								
Ceramic Tile	3%			2036	**	5	\$3,000	
Raised Access Floor	5%			2036	**	5	\$19,000	
Sheet Vinyl/Rubber	20%			2032	**	5	\$30,300	
Vinyl Tile	32%			2032	**	3	\$12,100	

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

Asset # : 14126

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

Interior

Interior Walls

Ceramic Tile	5%			2036	**	5	\$3,400
Glass: Single Pane	10%			LIFE	**	5	\$5,100
Gypsum Board	75%			LIFE	**	5	\$30,700
Granite Panels	5%			LIFE	**		

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

Location : First Floor, Lobby

Explanation : This Component Is Actually Slate Panels

Wood	5%			LIFE	**	5	\$13,700
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Ceilings

AcousTileSusp.Lay-In	60%	Now	\$9,900	2040	**	5	\$30,300
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Water Penetration, Extent : Light, Area Affected : 5%

Location : Entrance To Command Center - 3rd Floor

Exposed Concrete	25%			LIFE	**	5	\$3,900
Gypsum Board	15%			LIFE	**	5	\$19,000

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2047	**	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated @ 4000 Amperes

Switchgear / Switchboard

Fused Disc Sw	90%			2047	**	5	\$300
Molded Case Bkrs	10%			2047	**	5	\$200

Raceway

Conduit	100%			2047	**	1	
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Panelboards

Molded Case Bkrs	100%			2043	**	5	\$1,800
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Wiring

Thermoplastic	100%			2047	**	1	
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Motor Controllers

Locally Mounted	30%			2040	**	5	\$100
Motor Control Center	70%			2040	**	5	\$1,300

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$1,000
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Stand-by Power

Transfer Switches

Automatic	100%			2040	**	1	\$20,800
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
NYC EMERGENCY MANAGEMENT HEADQUARTERS
Asset # : 14126

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Generators	Diesel	100%			2036	**	1	\$26,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Generator Room									
Explanation : Emergency Generator Rated @ 1400kw: Full Load Test Done On Monthly Basis And No Load Test Done On Weekly Basis									
Batteries									
	Nickel Cadmium	100%			2022		5	\$15,100	
Fuel Storage									
	Main Tank	100%			2055	**	5	\$2,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : 8000 Gallons Rated Capacity									
Lighting									
Interior Lighting	Fluorescent	70%			2032	**	10	\$43,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	10%			2032	**	10	\$6,200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Corridors									
Explanation : T-5 Lamps									
	Fluorescent	10%			2032	**	10	\$6,200	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Corridors And Stair Case									
	Incandescent	10%			2032	**	2	\$200	
Egress Lighting									
	Emergency, Service	50%			2032	**	1		
	Exit, LED	50%			2055	**	1		
Exterior Lighting									
	HID	20%			2032	**	10		
	No Component	80%							
Alarm									
Security System	No Component	30%							
	Generic	70%			2032	**	1	\$17,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Public Spaces And Outside									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2032	**	1-3	\$41,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns And Smoke Detectors									

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

Asset # : 14126

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2053	**	1		
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement With Retaining Wall Around The Tank Explanation : 1 8000 Gallon Oil Tank						
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$33,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Boiler Room 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	
	Convactor/Radiator	30%			2040	**	1	\$6,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	5%			2028	\$119,800	2	\$200	
	Ext Pkg Unit - Heating/Cooling	95%			2032	**	2	\$3,900	
	Distribution								
	CW & CHW Wtr Pipe/Pump	5%			2053	**	4	\$200	
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Condenser Water Pumps Associated With Dry Cooler						
	No Component	95%							
	Heat Rejection								
	Dry Cooler	5%			2032	**	2	\$2,400	
			Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : The Component 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		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2025	\$39,100	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Dual Fuel Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$4,100	
	Fixtures								
	Generic	100%							
		Low Consumption Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C-3							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$34,000	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$18,900	
	Fire Pump								
	Generic	100%			2040	* *	1	\$12,600	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$506,100	LIFE	**	5	\$55,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Metal/Glass Curt Wall	75%			LIFE	**	5	\$388,100	
Marble Panels	5%	Now	\$370,000	LIFE	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwells, Basement</i>								
Gypsum Board	50%			LIFE	**	5	\$183,900	
Plaster	20%			LIFE	**	5	\$36,800	
Ceilings								
AcousTileSusp.Lay-In	85%	2-4	\$99,400	2032	**	5	\$121,300	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lobby, Corridors</i>								
Exposed Concrete	5%			LIFE	**	5	\$2,200	
Exposed Struc: Steel	5%	2-4	\$152,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement, Throughout</i>								
Gypsum Board	5%			LIFE	**	5	\$17,800	

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2053	**	5	\$600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 3000 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	70%			2053	**	5	\$500	
	Fused Disc Sw	30%			2037	**	5	\$200	
	Raceway								
	Conduit	80%			2053	**	1		
	Conduit	20%			2037	**	1		
	Panelboards								
	Fused Disc Sw	8%			2049	**	5	\$300	
	Fused Disc Sw	2%			2035	**	5	\$100	
	Molded Case Bkrs	30%			2035	**	5	\$1,200	
	Molded Case Bkrs	60%			2049	**	5	\$2,400	
	Wiring								
	Thermoplastic	70%			2053	**	1		
	Thermoplastic	30%			2037	**	1		
	Motor Controllers								
	Locally Mounted	20%			2040	**	5	\$200	
	Motor Control Center	70%			2040	**	5	\$2,900	
	Variable Frequency Drive	10%			2044	**			
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, Extent : Moderate, Area Affected : 100%							
		Location : Outside							
		Explanation : One 275 Kw							
	Batteries								
	Lead/Acid	100%			2022	\$1,500	5	\$5,600	
	Fuel Storage								
	Main Tank	100%			2062	**	5	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 500 Gallons							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	75%			2035	**	10	\$103,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2035	**	10	\$6,900	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Lobby And Some Areas</i>								
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 Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			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	
Convactor/Radiator	20%			2040	**	1	\$9,700	
Fan Coil Unit/Heat	40%			2032	**	1	\$19,400	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Serves Perimeter Of Building</i>								
<i>Explanation : Dual Temperature Fan Coil Units</i>								
Air Conditioning								
Energy Source								
Electricity	10%			2043	**	1		
Natural Gas	90%			2047	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Absorption Chiller/Steam/HW	90%	0-2	\$151,300	2036	**	1	\$131,500	
		Repairs In Progress, Extent : Light, Area Affected : 30% Location : Basement Mechanical Equipment Room, 1 Of 3 Units							
	Reciprocating Compr/Chiller	10%			2032	**	1	\$7,000	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2047	**	4	\$11,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$92,800	
	Heat Rejection								
	Water Cooling Tower	100%			2025	\$540,100	2	\$151,000	
Ventilation									
	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								
	Generic	100%			2032	**	1	\$9,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : (1) B-9, (2) 1-9 Explanation : 3 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2047	**	1-5	\$75,600	
	Sprinkler								
	Generic	100%			2047	**	1-2	\$42,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
	Fire Pump								
	Generic	100%			2036	* *	1	\$28,000	

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

Print Date : 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



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 Estimates are rounded to the nearest hundred dollars.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	1%			2041	**	5	\$8,200	
Masonry: Brick	86%			LIFE	**	5	\$375,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 1%							
	Location : Cultural Center							
Masonry: Limestone	10%	Now	\$120,800	LIFE	**	5	\$16,400	
	Spalling, Extent : Moderate, Area Affected : 5%							
	Location : Main Entrance							
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance							
Granite Panels	3%			LIFE	**	5	\$9,800	
	Recent Construction, Extent : Light, Area Affected : 4%							
	Location : Cultural Center							
Windows								
Aluminum	100%			2044	**	5	\$71,600	
	Water Penetration, Extent : Light, Area Affected : 1%							
	Location : Stairwell Window							
Parapets								
Masonry: Brick	83%	Now	\$260,700	LIFE	**	5	\$22,300	
	Painted Surfaces, Extent : Moderate, Area Affected : 50%							
	Location : Interior Face							
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Interior Face							
	Worn/Eroded, Extent : Light, Area Affected : 25%							
	Location : Interior Face							
Masonry: Limestone	10%	Now	\$28,500	LIFE	**	5	\$3,400	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Metal Rail	5%			2041	**	5-10	\$24,300	
Granite Panels	2%			LIFE	**	5-10	\$6,400	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Metal Panel	15%			2045	* *	10	\$42,800	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Cultural Center							
Modified Bitumen	75%	Now	\$137,700	2033	* *			
	Blisters, Extent : Moderate, Area Affected : 10%							
	Location : West Side							
	Patching Evident, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Single Ply Membrane	5%			2036	* *	10	\$7,800	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Cultural Center							
Skylight, Metal/Glass	5%			2054	* *	10	\$25,900	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Cultural Center							
Soffits								
Glass: Special Gauge	25%			LIFE	* *	1		
Masonry: Limestone	75%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2024	\$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	60%			LIFE	* *	5-10	\$372,400	
Site Enclosure								

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain link	15%			2048		* *		
	Iron Picket	85%	0-2	\$18,900	2048		* *		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Free Standing Walls									
	Masonry: Brick	100%			2038		* *		
Retaining Walls									
	Masonry: Brick	75%	0-2	\$9,600	2038		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Fieldstone	25%	2-4	\$800	2038		* *		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	90%			2033		* *		
	Pavers/Stone	10%			2041		* *		
On-Site Walkways									
	Asphalt	25%	0-2	\$5,900	2031		* *		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cast in Place Concrete	50%			2041		* *		
	Pavers/Stone	25%			2031		* *		
Parking/Driveway									
	Asphalt	100%	0-2	\$221,900	2031		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Throughout								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS BOROUGH HALL
Asset # : 2039

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	70%	4+	\$149,000	2058	* *	5	\$400	
	<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Electrical Room</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Electrical Room</i>							
	<i>Explanation : Signs Of Water Leaking Into Base Of Servie Equipment</i>							
Fused Disc Sw	30%			2048	* *	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : New Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 4000 Amperes</i>							
Switchgear / Switchboard								
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		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Old Section</i>							
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								
Generic	100%			LIFE	* *	5	\$7,700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Sub-basement In The Boiler Room</i>							
	<i>Explanation : Metal Water Pipe</i>							
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	* *	1	\$80,300	
Generators								
Diesel	100%			2037	* *	1	\$101,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside The Building</i>							
	<i>Explanation : 810 Kw Diesel Generator</i>							
Batteries								
Nickel Cadmium	100%			2023	\$1,500	5	\$58,200	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Main Tank	100%			2056	* *	5	\$7,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside									
Explanation : 4800 Gallon Capacity									
Lighting									
	Interior Lighting								
	Fluorescent	55%			2028	\$828,400	10	\$131,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-12 Lamps									
	Fluorescent	40%			2033	* *	10	\$95,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Hallways And New Additions									
	Fluorescent	5%			2033	* *	10	\$12,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Service	50%			2033	* *	1		
	Exit, Service	50%			2033	* *	1		
Exterior Lighting									
	HID	30%			2033	* *	10	\$200	
	No Component	70%							
Alarm									
	Security System								
	No Component	90%							
	Generic	10%			2033	* *	1	\$9,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 4th Floor Hallways Only									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2033	* *	1-3	\$160,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Horns, Manual Pull Stations, Alarm Bells									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$258,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Queens Criminal Court, DA Office, And Queens House Of Detention							
		Explanation : 3 Large Hps Units And 1 Small Unit For Summer Use. Boilers Also Supply Other Nearby City Buildings							
Distribution									
	Hot Wtr Piping/Pump	10%			2044	* *	4	\$1,900	
	Central Plant Steam Piping/Pmp	90%			2048	* *	4	\$17,400	
Terminal Devices									
	Air Handler	20%			2033	* *	1	\$32,300	
	Convactor/Radiator	70%			2041	* *	1	\$59,000	
	Fan Coil Unit/Heat	10%			2033	* *	1	\$8,400	
Air Conditioning									
	Energy Source								
	Electricity	80%			2036	* *	1		
	Natural Gas	20%			2038	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	22%			2031	* *	1	\$62,100	
	Reciprocating Compr/Chiller	18%	Now	\$18,900	2028	\$378,300	1	\$19,600	
		Leak Evident, Extent : Severe, Area Affected : 5%							
		Location : 1 Unit, Basement							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : Rotary Screw Compressors							
	Reciprocating Compr/Chiller	10%			2028	\$210,200	1	\$12,100	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : Natural Gas Engines Driving Compressors							
	Reciprocating Compr/Chiller	10%	Now	\$105,100	2028	\$210,200	1	\$10,900	
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Subbasement							
	Split Unit	15%			2028	\$792,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : 2 Units In Rear Yard							
		Explanation : 3 Units One On Rooftop 2 In Rear Yard							
	Window/Wall Unit	25%			2023	\$129,000	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	CW & CHW Wtr Pipe/Pump	75%			2038	**	4	\$9,600	
	No Component	25%							
Terminal Devices									
	Air Handler/Cool/Ht	75%			2033	**	1	\$121,100	
	No Component	25%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2028	\$74,900	2	\$27,300	
	Water Cooling Tower	60%			2029	**	2	\$157,600	
	No Component	25%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$230,400	
Exhaust Fans									
	Interior	90%			2033	**	2	\$7,200	
	Roof	10%			2033	**	2	\$800	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2048	**	4	\$38,700	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$37,800	4	\$8,300	
Backflow Preventer									
	No Component	90%							
	Generic	10%			2033	**	1	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Serving Cooling Equipment								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Freight Unit								
	Hydraulic	50%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B-3								
	Explanation : One Passenger Unit								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression									
Standpipe									
	Generic	100%			2048	* *	1-5	\$131,600	
Sprinkler									
	No Component	50%							
	Generic	50%			2038	* *	1-2	\$36,600	

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Print Date : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	**	5	\$6,700	
Masonry: Granite	10%	Now	\$80,000	LIFE	**	5	\$10,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Lower Level 1 Garage @ Storm Drain Line								
Metal/Glass Curt Wall	25%	Now	\$536,400	LIFE	**	5	\$62,600	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : At Room 147, Room 454 And South East Wall - Judges Chambers								
Metal Panel	10%			2047	**	5-10	\$91,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Penthouse								
Explanation : Metal Louvers								
Metal Coiling Doors	5%			2032	**	5	\$20,900	
Deformed/Dented, Extent : Moderate, Area Affected : 20%								
Location : Lower Level 1								
Panel/Paver: Limestone	45%	Now	\$332,400	LIFE	**	5	\$45,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair G - Grade Level And Lower Level 1								
Windows								
Aluminum	100%			2035	**	5	\$71,200	
Parapets								
Masonry: Granite	10%			LIFE	**	5	\$500	
Metal Panel	10%	Now	\$1,600	2037	**	5	\$800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Wall - Fasteners Shearing								
Metal Rail	10%	2-4	\$1,100	2040	**	5	\$2,900	
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Panel/Paver: Limestone	65%	Now	\$88,800	LIFE	**	5	\$2,900	
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 35%								
Location : Coping Stone								
Weathering Steel	5%	Now	\$1,400	LIFE	**	1		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Steel Supports - Mechanical Penthouse								
Explanation : Corrosion Of Non-weathering Steel								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
IRMA/Protected Membrane	60%	Now	\$98,800	2027	\$493,800			
			Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%					
			Location : Penthouse Roof					
			Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%					
			Location : Penthouse					
			Vegetation Growth, Extent : Moderate, Area Affected : 20%					
			Location : Penthouse Roof At Cooling Tower And Perimeter Walls					
Plaza Roof: Stone Panels	25%	Now	\$339,700	2057	* *			
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Over Basement Parking Garage - West And South Facades, Main Enetrance And Interior Courtyard					
Sloped Glazing	15%	Now	\$543,800	LIFE	* *	5	\$203,800	
			Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%					
			Location : Atrium Stair					
			Caulking Deteriorated, Extent : Moderate, Area Affected : 35%					
			Location : Throughout					
			Water Penetration, Extent : Moderate, Area Affected : 25%					
			Location : Room 454, Courtyard Stair Off Atrium And South Corridor					
Interior								
Floors								
Carpet	15%			2026	\$867,800	3	\$100,700	
Cast in Place Concrete	20%	Now	\$188,500	LIFE	* *	5	\$195,700	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 15%					
			Location : Boiler Room					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : North East Corner At Lower 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%	Now	\$192,700	2037	* *	3	\$8,400	
			Worn/Eroded, Extent : Severe, Area Affected : 40%					
			Location : Lower Levels 1 And 2					
Interior Walls								
Concrete Masonry Unit	20%	Now	\$459,800	LIFE	* *	5	\$81,700	
			Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
			Location : Boiler Room					
			Water Penetration, Extent : Severe, Area Affected : 10%					
			Location : Boiler Room And Lower Level 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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DEPT. OF CITYWIDE ADMIN. SERV. - 856
QUEENS CIVIL/HOUSING COURT
Asset # : 4375

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$183,300	2040	**	5	\$69,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Courtroom Ceilings</i>								
AcousTileSusp.Lay-In	20%			2040	**	5	\$89,500	
AcousTileSusp.Lay-In	15%	Now	\$126,500	2040	**	5	\$33,600	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Atrium Ceiling</i>								
Exposed Concrete	20%	Now	\$291,700	LIFE	**	5	\$14,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Lower Levels 1, 2 And Fire Pump Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$137,500	LIFE	**	5	\$83,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corner Of Room 454</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Atrium Stair, Room 454</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2037	**	5	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 3- Electrical Services Rated @ 4000 Amperes Each</i>								
Transformers								
Dry Type	100%			2032	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room, Generator Room, Boiler Room</i>								
<i>Explanation : 3- 45 Kva, 2- 30 Kva 480/208/120 Volts</i>								
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		

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	5%			2032	**	5	\$100	
Motor Control Center	85%			2032	**	5	\$7,400	
Variable Frequency Drive	10%	Now	\$71,800	2047	**			
<i>Not Functioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Mechanical Rooms</i>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : 3- Water Mains With 3- Separate Ground Connections</i>								
Stand-by Power								
Transfer Switches								
Automatic	90%			2032	**	1	\$88,400	
Automatic	10%	Now	\$9,100	2047	**	1	\$8,800	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Ats 3 , Northside 5th Floor Mechanical Room</i>								
<i>Explanation : Not Functioning</i>								
Generators								
Diesel	100%			2030	**	1	\$123,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Emergency Generator Rated @ 1400kw</i>								
Batteries								
Lead/Acid	100%			2020	\$1,500	5	\$11,800	
Fuel Storage								
Day Tank	50%			2035	**	5	\$29,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room</i>								
<i>Explanation : 250 Gallons Rated Capacity</i>								
Main Tank	50%			2042	**	5	\$4,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 4500 Gallons Rated Capacity</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2027	\$4,517,400	10	\$248,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2027	\$531,500	10	\$29,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
LED	5%			2035	**			

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

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

Lighting

Egress Lighting
 Emergency, Service
 Exit, LED

50%
 50%

2027
 2042

\$79,500
 * *

1
 1

Exterior Lighting

HID
 No Component

20%
 80%

2027

\$244,200

10

\$200

Alarm**Security System**

No Component
 Generic

60%
 40%

2027

\$391,200

1

\$47,700

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

Location : Public Spaces And Outside

Explanation : CCTV Surveillance Camera Systems

Fire/Smoke Detection

Generic, Digital

100%

2027

\$3,348,300

1-3

\$196,700

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

Location : Throughout The Building

Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors, Horns

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

Heating**Energy Source**

Interruptible Gas/Dual
 Fuel

100%

2047

* *

1

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

Location : Lower Level #2

Explanation : 1 5000 Gallon Oil Tank

Conversion Equipment

Furnace

5%

2027

\$35,700

1

\$7,900

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

Location : Roof

Explanation : 1 Roof Top Air Conditioning Unit

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 Hot Water Boilers

Distribution

Hot Wtr Piping/Pump

95%

2035

* *

4

\$22,400

No Component

5%

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Terminal Devices									
	Air Handler	10%	0-2	\$425,800	2037	* *	1	\$17,800	
Damaged, Extent : Moderate, Area Affected : 10%									
Location : Roof, Damaged Duct Insulation On Air Handler #4									
Malfunctioning, Extent : Moderate, Area Affected : 70%									
Location : Fifth Floor Penthouse, 7 Of 16 Air Handlers Supply Or Return Fans With Defective Variable Frequency Drives									
	Air Handler	40%			2027	\$1,703,100	1	\$78,900	
	Convactor/Radiator	49%			2032	* *	1	\$50,500	
	Convactor/Radiator	1%	Now	\$16,200	2047	* *	1	\$900	
Leak Evident, Extent : Moderate, Area Affected : 100%									
Location : Fisrt Floor, Ruptured Base Board Radiator Piping, Aproximately 25 LF									
Air Conditioning									
Energy Source									
	Electricity	100%			2043	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	70%			2030	* *	1	\$241,800	
R-22 Refrigerant, Extent : Light, Area Affected : 70%									
Location : Refrigeration Room									
Other Observation, Extent : Light, Area Affected : 70%									
Location : Refrigeration Room, Basement									
Explanation : 3 Scroll Compressor Chillers									
	Interior Pkg Unit - Cooling	5%	0-2	\$566,100	2032	* *	2	\$800	
Malfunctioning, Extent : Moderate, Area Affected : 100%									
Location : Throughout, Multiple Mechanical Defects To Air Conditioners 2, 3, 4 And 5									
	Interior Pkg Unit - Cooling	5%			2021	\$566,100	2	\$1,000	
	Ext Pkg Unit - Heating/Cooling	5%			2027	\$189,600	2	\$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 10%									
Location : Penthouse Roof									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Penthouse Roof									
Explanation : 1 Roof Top Package Unit									
	No Component	15%							
Distribution									
	CW & CHW Wtr Pipe/Pump	70%			2047	* *	4	\$16,500	
	No Component	30%							
Terminal Devices									
	Air Handler/Cool/Ht	50%			2027	\$1,443,300	1	\$98,700	
	Fan Coil - 4 Pipe	10%			2027	\$602,600	1	\$10,300	
	No Component	40%							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	60%			2025	\$586,000	2	\$192,700	
	Water Cooling Tower	10%	0-2	\$97,700	2032	**	2	\$25,700	
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Roof, Deteriorating Hot Deck Section Of Cooling Tower							
	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 Observation, Extent : Light, Area Affected : 0%							
		Location : Fifth Floor Penthouse							
		Explanation : This Component Is Already Accounted For Under The Heating Section Of This Report							
Plumbing									
	H/C Water Piping								
	Brass/Copper	95%			2047	**	1		
	Brass/Copper	5%	0-2	\$112,900	2057	**	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Basement, Corroded Main Valve Train							
	Water Heater								
	Gas Fired	100%			2022	\$184,700	2	\$4,600	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$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%							
Vertical Transport									
	Elevators								
	Geared Traction	75%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 75%							
		Location : 1-5							
		Explanation : 8 Units							
	Hydraulic	25%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : (1) 1-3 (2) B-1							
		Explanation : 3 Units							

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

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

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	15%			LIFE	**	5	\$115,700	
Masonry: Brick	15%	Now	\$1,767,900	LIFE	**	5	\$115,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Diagonal Cracks, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Granite	2%	Now	\$184,800	LIFE	**	5	\$11,600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	10%			LIFE	**	5	\$57,800	
Masonry: Limestone	45%			LIFE	**	5	\$260,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : 1961 Wing								
Metal Panel	5%			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	\$2,080,100	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 Affected : 20%								
Location : Throughout								
Glass Block	5%	Now	\$43,500	LIFE	**	5	\$5,400	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Concrete Masonry Unit	20%	Now	\$22,000	LIFE	* *	5	\$9,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Masonry: Brick	10%			LIFE	* *	5	\$4,200	
Masonry: Brick	30%	Now	\$292,300	LIFE	* *	5	\$12,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Rusting Masonry Supt, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Masonry: Limestone	30%	Now	\$397,600	LIFE	* *	5	\$15,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Metal Rail	10%			2040	* *	5-10	\$75,300	
Roof								
Built-Up (BUR)	10%	Now	\$13,900	2027	\$138,500			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Modified Bitumen	20%	Now	\$352,200	2037	* *			
	Blisters, Extent : Moderate, Area Affected : 30%							
	Location : Over Mechanical Room Penthouse (1994 Wing)							
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Over Mechanical Room Penthouse (1994 Wing)							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Mechanical Room Penthouse (1994 Wing)							
Modified Bitumen	45%			2027	\$792,500	10	\$134,300	
Plaza Roof: Stone Panels	20%	Now	\$132,700	2037	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Annex							
Skylight, Metal/Glass	5%	0-2	\$223,400	2047	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%	0-2	\$1,949,800	2029	**	3	\$226,200	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Cast in Place Concrete	7%	0-2	\$37,100	LIFE	**	5	\$153,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Ceramic Tile	3%	Now	\$59,200	2036	**	5	\$15,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Granite Panels	5%	0-2	\$649,200	LIFE	**	5	\$37,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Terrazzo	5%	Now	\$118,400	LIFE	**	5	\$39,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Vinyl Tile	15%	0-2	\$1,298,800	2037	**	3	\$56,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
Vinyl Tile	30%			2027	\$2,597,500	3	\$113,100	
Vinyl Tile 9" X 9"	20%	Now	\$673,000	2022	\$2,243,400	3	\$75,400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
Interior Walls								
Ceramic Tile	5%	0-2	\$103,100	2036	**	5	\$18,400	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
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	5%	2-4	\$72,400	LIFE	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Wood	5%	0-2	\$415,800	LIFE	**	5	\$147,600	
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							

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

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

Interior

Ceilings

AcousTile,Adhered 5% 0-2 \$236,700 2032 * * 5 \$25,100

Cracking/Crumbling, Extent : Moderate, Area Affected : 60%

Location : Throughout

AcousTileConcealSpLn 17% 2040 * * 5 \$213,600

AcousTileConcealSpLn 30% 2032 * * 5 \$377,000

Exposed Struc: Steel 5% Now \$536,200 LIFE * * 5

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

Location : Mechanical Room Penthouse (1994 Wing)

Glass: Susp Panels 3% LIFE * * 5

Gypsum Board 5% LIFE * * 5 \$62,800

Plaster 35% 0-2 \$935,600 LIFE * * 5 \$219,900

Cracking/Crumbling, Extent : Light, Area Affected : 20%

Location : Throughout

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

Location : Room 190, 825, 856

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

Under 600 Volts

Service Equipment

Air Circuit Breaker 50% 2027 \$79,600 5 \$1,600

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

Location : Electrical Room 1

Explanation : Two 4000 Amperes Main Disconnect Switch

Fused Disc Sw 50% 2047 * * 5 \$1,300

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

Location : Electrical Room 2

Explanation : Two 3000 Amperes Main Disconnect Switch

Transformers

Dry Type 100% 2040 * * 5 \$2,300

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

Location : Electrical Room 2

Explanation : 150 Kva, 480/208/120 Volts

Switchgear / Switchboard

Air Circuit Breaker 65% 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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	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 Drive	10%			2044	* *			
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	100%			2036	* *	1	\$239,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Penthouse							
		Explanation : One 400 Kw							
Batteries									
	Nickel Cadmium	100%			2022	\$1,500	5	\$138,000	
Fuel Storage									
	Day Tank	50%			2043	* *	5	\$57,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room - Penthouse							
		Explanation : One 300 Gallons							
	Main Tank	50%			2055	* *	5	\$9,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 10,000 Gallons							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	40%			2022	\$4,123,300	10	\$227,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	5%			2032	**	10	\$28,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : New Sections</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	10%			2037	**	10	\$56,800	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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								
No Component	90%							
Generic	10%			2032	**	1	\$23,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Analog	10%			2032	**	1-3	\$38,100	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Plant Campus Steam / PRV	80%			2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : Steam Supply From Borough Hall.</i>								
Interruptible Gas/Dual Fuel	20%			2047	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	20%			2032	* *	1	\$61,200	
		Other Observation, Extent : Light, Area Affected : 20%						
		Location : Q1 Mechanical Room						
		Explanation : 2 Units						
Pres. Reducing Valve/LP Steam	80%			2030	* *	5	\$29,400	
Distribution								
Hot Wtr Piping/Pump	20%			2035	* *	4	\$9,200	
Central Plant Steam Piping/Pmp	80%			2037	* *	4	\$24,400	
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								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2030	* *	1	\$535,900	
		Other Observation, Extent : Light, Area Affected : 80%						
		Location : Main Building Refrigeration Room And Q1 Refrigeration Room						
		Explanation : Refrigerant #123						
Interior Pkg Unit - Cooling	10%			2021	\$2,196,000	2	\$3,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%						
		Location : Various Locations						
Exterior Pkg Unit - Cooling	10%			2027	\$475,600	2	\$3,800	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%						
		Location : Roof						
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2037	* *	4	\$24,400	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2027	\$5,269,500	1	\$306,200	
No Component	20%							
Heat Rejection								
Dry Cooler	20%			2027	\$638,800	2	\$86,200	
Water Cooling Tower	80%	Now	\$534,900	2021	\$1,783,000	2	\$398,700	
		Corroded, Extent : Moderate, Area Affected : 50%						
		Location : Shell Badly Corroded						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$345,200	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2032	**	2	\$17,100	
	Roof	10%			2032	**	2	\$1,900	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%	0-2	\$107,500	2022	\$358,200	2	\$7,200	
	Other Observation, Extent : Severe, Area Affected : 30%								
	Location : 2 In Main Building, 1 In Q1 Building								
	Explanation : 1 Out Of 3 Is Obsolete Unit								
	HW Heat Exchanger								
	Steam Fired	80%			2037	**	4	\$49,000	
	No Component	20%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2027	\$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	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : 19 Units								
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	

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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



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$341,600	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse							
	Metal Panel	3%			2048	**	5-10	\$38,300	
	Window Wall	5%	Now	\$9,000	2048	**	5	\$17,400	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Main Entrances North And South							
Windows									
	Aluminum	97%	Now	\$26,600	2044	**	5	\$15,700	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : 4th Floor Offices							
	Metal Louvers	3%			2037	**	10	\$6,100	
Parapets									
	Masonry: Brick	50%			LIFE	**	5-10	\$73,100	
	Pre-Cast Concrete	5%	Now	\$15,500	LIFE	**	5	\$6,700	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Stucco Cement	45%			2041	**	5	\$24,800	
Roof									
	IRMA/Protected Membrane	80%	Now	\$16,800	2033	**			
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Offices 5th Floor							
	Skylight, Metal/Glass	5%	Now	\$48,500	2048	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Main Lobby							
	Sloped Glazing	15%			LIFE	**	5	\$518,900	
Soffits									
	Metal Panel	100%			2048	**	5-10		
Interior									
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	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2037	* *	5	\$8,900	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$11,900	
	Glass: Single Pane	2%			LIFE	* *	5	\$8,900	
	Gypsum Board	65%	Now	\$16,300	LIFE	* *	5	\$116,300	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor 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	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : 5th Floor Throughout									
	Exposed Struc: Steel	5%	Now	\$72,100	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 1%									
Location : Basement, Below Exterior Walkway									
	Gypsum Board	10%			LIFE	* *	5-10	\$116,100	
Site Enclosure									
	Fence/Gates								
	Aluminum Picket	100%			2048	* *			
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%			2037	* *			
	On-Site Walkways								
	Pavers/Stone	100%			2037	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 2- Main Service Switches Rated @ 2000 Amperes And 1200 Amperes									
Transformers									
	Dry Type	100%			2041	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room And Penthouse									
Explanation : 45 Kva , 2- 30 Kva 480/2018/120v And 10- 51 Kva 460/230v									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2048	* *	5	\$800	

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5	\$400	
Molded Case Bkrs	90%			2044	**	5	\$4,100	
Wiring								
Busway	10%			2041	**	1		
Thermoplastic	90%			2048	**	1		
Motor Controllers								
Locally Mounted	10%			2041	**	5	\$100	
Motor Control Center	90%			2041	**	5	\$4,300	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$5,100	
Stand-by Power								
Transfer Switches								
Automatic	100%			2041	**	1	\$53,800	
Generators								
Diesel	100%			2037	**	1	\$67,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : Emergency Generator Rated @ 1100 Kw							
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$6,500	
Fuel Storage								
Day Tank	50%			2044	**	5	\$16,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Penthouse							
	Explanation : 275 Gallons Capacity							
Main Tank	50%			2056	**	5	\$2,600	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 5000 Gallons Capacity							
Lighting								
Interior Lighting								
Fluorescent	85%			2033	**	10	\$136,400	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	10%			2033	**	10	\$16,100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Hallways							
	Explanation : Compact Fluorescent Light Fixtures							
HID	5%			2033	**	10	\$300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Atrium							
	Explanation : Artwork Floodlighting							

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

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

Lighting

Egress Lighting
 Emergency, Service
 Exit, LED

50%
 50%

2033
 2056

* *
 * *

1
 1

Exterior Lighting
 HID

30%

2033

* *

10

\$200

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

Location : Roof

Explanation : T-3 Halogen Lamps

No Component

70%

Lightning Protection

Arresters/Cabling
 Generic

100%

2056

* *

5

\$5,100

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

Location : Roof

Explanation : Copper

Alarm

Security System
 No Component
 Generic

70%
 30%

2033

* *

1

\$19,600

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

Location : Hallways, Lobby And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection
 Generic, Analog

100%

2033

* *

1-3

\$107,800

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

Location : Throughout The Building

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

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

Heating

Energy Source
 Interruptible Gas/Dual
 Fuel

100%

2048

* *

1

Conversion Equipment
 Hot Water Boiler

100%

2041

* *

1

\$86,500

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

Location : Basement Boiler Room

Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$12,900

Terminal Devices

Air Handler

60%

2033

* *

1

\$64,900

Convactor/Radiator

40%

2041

* *

1

\$22,600

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Natural Gas	100%			2048	**	1		
	Conversion Equipment								
	Absorption Chiller/Direct Fire	90%			2033	**	1	\$170,400	
			Other Observation, Extent : Light, Area Affected : 90%						
			Location : Basement						
			Explanation : 3 Units One Being Serviced During Visit						
	Reciprocating Compr/Chiller	10%			2033	**	1	\$8,100	
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2048	**	4	\$12,900	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2033	**	1	\$108,200	
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2033	**	2	\$12,200	
	Water Cooling Tower	90%			2029	**	2	\$158,500	
Ventilation									
	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	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Penthouse Mechanical Room						
			Explanation : 2-250 Gallons						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$7,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : (1) B-5, Ph, (8) B-5, (3) B-4						
			Explanation : 12 Units						

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Escalators									
	Over 20' Rise	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : First To Second, Second To Third And Third To Fourth Floors									
Explanation : 6 Units									
Fire Suppression									
Standpipe									
	Generic	100%			2048		* *	1-5	\$88,200
Sprinkler									
	Generic	100%			2048		* *	1-2	\$49,000
Fire Pump									
	Generic	100%			2037		* *	1	\$32,700

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Print Date : 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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *	10	\$131,800	
Masonry: Brick	3%			LIFE	* *	5	\$25,300	
	Staining/Discoloring, Extent : Light, Area Affected : 10%							
	Location : Penthouse							
Masonry: Granite	8%	4+	\$202,200	LIFE	* *	5	\$25,300	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	87%	Now	\$812,400	LIFE	* *	5	\$275,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 6%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout At Doors, Exterior Balcony, Spandrels							
Windows								
Aluminum	93%			2036	* *	5	\$67,300	
	Deteriorated Finish, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Metal Louvers	2%			2031	* *	10	\$9,000	
Steel	5%	Now	\$9,600	2044	* *	5	\$22,600	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Pentouse							
Parapets								
Masonry: Limestone	75%	Now	\$307,400	LIFE	* *	5	\$24,300	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
	Location : Southeast Corner							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Metal Rail	25%			2033	* *	5-10	\$116,400	
Roof								
IRMA/Protected Membrane	2%			2028	\$22,200	10	\$2,800	
Metal Panel	58%			2041	* *	10	\$146,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Explanation : Painted Surfaces							
Modified Bitumen	35%	Now	\$28,400	2033	* *			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over Courtroom 68							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Courtroom 68							
Skylight, Metal/Glass	5%			2038	* *	10	\$22,900	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
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									
Gypsum Board	20%	4+	\$40,100	LIFE	**	5	\$114,600		
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Basement									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Toilets									
Marble Panels	15%			LIFE	**	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									
AcousTileSusp.Lay-In	20%			2033	**	5	\$94,000		
Gypsum Board	5%	0-2	\$4,800	LIFE	**	5	\$29,400		
Water Penetration, Extent : Light, Area Affected : 2%									
Location : Toilets									
Plaster	20%	Now	\$70,000	LIFE	**	5	\$58,700		
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Plaster	55%			LIFE	**	5-10	\$444,200		
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Enclosure									
Fence/Gates									
Chain link	10%			2048	**				
Iron Picket	90%	Now	\$27,200	2048	**				
Corrosion/Rusting, Extent : Severe, Area Affected : 90%									
Location : Throughout, Corner Post Corroded Through									
Deteriorated Finish, Extent : Severe, Area Affected : 90%									
Location : Throughout									
Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Gate Damaged									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	95%			2041	**				
Pavers/Stone	5%			2037	**				

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	77%	Now	\$39,300	2033		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Masonry: Granite	23%	Now	\$38,100	LIFE		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

Parking/Driveway

Asphalt	100%	4+	\$57,300	2031		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2048		**	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amperes Main Disconnect Switch</i>								

Fused Disc Sw	50%			2038		**	5	\$700
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 And One 1200 Amperes Main Disconnect Switch</i>								

Transformers

Dry Type	100%			2041		**	5	\$1,100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chiller And Elevator Machinery Rooms</i>								
<i>Explanation : 2- 750 Kva, 480/277/208 Volts 6- 30 Kva 208/480/277 Volts</i>								

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$1,300
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Raceway

Conduit	50%			2028	\$197,600		1	
Conduit	50%			2048		**	1	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
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, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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 Drive	20%			2045	**			
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$9,100	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2041	**	1	\$94,800	
Generators									
	Diesel	100%			2037	**	1	\$119,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : No Available Nameplate Rating Capacity							
Batteries									
	Lead/Acid	100%			2022	\$1,500	5	\$11,400	
Fuel Storage									
	Day Tank	50%			2044	**	5	\$28,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 275 Gallons Capacity							
	Main Tank	50%			2056	**	5	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : 2000 Gallons Capacity							
Lighting									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	60%			2033	* *	10	\$169,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	18%			2033	* *	10	\$50,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Court Rooms							
		Explanation : Compact Fluorescent Light Fixtures							
	Incandescent	2%			2023	\$102,700	2	\$100	
	LED	20%			2036	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Lobby, Courtrooms And Hallways							
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 : Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	60%							
	Generic, Analog	40%			2033	* *	1-3	\$76,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways, Mechanical Rooms							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors And Horns							

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

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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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2041	**	1	\$305,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement Boiler Room</i>								
<i>Explanation : 2 Low Pressure Steam Units</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2048	**	4	\$22,800	
Terminal Devices								
Air Handler	40%			2033	**	1	\$76,200	
Convactor/Radiator	60%			2033	**	1	\$59,700	
Air Conditioning								
Energy Source								
Plant Campus Steam / PRV	30%			2038	**	1		
Electricity	70%			2036	**	1		
Conversion Equipment								
Absorption Chiller/Steam/HW	25%			2037	**	1	\$83,400	
Centrifugal, Elec Chiller	40%			2037	**	1	\$133,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement AC Room</i>								
<i>Recent Repair Evident, Extent : Light, Area Affected : 40%</i>								
<i>Location : Basement Mechanical Room</i>								
Split Unit	5%			2028	\$312,100			
<i>R-134a Refrigerant, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
Window/Wall Unit	15%			2023	\$91,400	1		
No Component	15%							
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	30%							
Heat Rejection								
Air Cooled Condenser Unit	5%			2033	**	2	\$10,700	
Water Cooling Tower	65%			2029	**	2	\$201,600	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$272,100	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	95%			2033	**	2	\$9,000	
	Roof	5%			2028	\$24,300	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$178,300	2	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 1 250 Gallons								
	HW Heat Exchanger								
	Steam Fired	100%			2028	\$465,700	4	\$45,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 1 300 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2023	\$44,600	4	\$9,800	
	Sewage Ejector(s)								
	Electric	100%			2028	\$84,200	4	\$18,400	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$18,900	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : (5) Sub-basement, B-7, (5) 1-7								
	Explanation : 10 Units. 5 Units Are Currently Not In Service								
Fire Suppression									
	Standpipe								
	Generic	100%			2048	**	1-5	\$155,400	
	Sprinkler								
	Generic	100%			2048	**	1-2	\$86,300	
	Fire Pump								
	Generic	100%			2031	**	1	\$57,600	
	Chemical System								
	No Component	98%							
	Generic	2%			2027		1-3	\$100	

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Print Date : 22-Sep-2017

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : STATEN ISLAND BOROUGH HALL
Address : 10 RICHMOND TERRACE
Borough : STATEN ISLAND **Agency's Number** : 312-501
Program / Asset # : DGS0031.000 / 2041 **Yr Built/Renovated** : 1904 / 2014
Area Sq Ft : 76,300 **Project Type** : REAL PROPERTY
Date of Survey : 01-Jul-2014 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 7 **Lot** : 12 **BIN** : 5000064

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
Importance Code C	\$9,700			
Total	\$336,500	\$126,300	\$130,200	\$44,400



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$106,800	LIFE	* *	5	\$64,000	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Granite	5%	Now	\$34,900	LIFE	* *	5	\$4,000	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Masonry: Limestone	32%	Now	\$229,000	LIFE	* *	5	\$25,600	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Metal Panel	3%			2035	* *	5-10	\$22,000	
Windows								
Wood	100%	Now	\$46,000	2041	* *	5	\$110,600	
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Parapets								
Masonry: Limestone	95%			LIFE	* *	5	\$200	
Metal Rail	5%			2030	* *	5-10	\$100	
Roof								
Metal Panel	5%			2030	* *	10	\$5,000	
Modified Bitumen	5%			2030	* *	10	\$2,700	
Single Ply Membrane	45%			2030	* *	10	\$24,600	
Skylight, Metal/Glass	5%			2035	* *	10	\$9,100	
Slate	40%			LIFE	* *			
	Water Penetration, Extent : Light, Area Affected : 1%							
	Location : Throughout							

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%	Now	\$174,500	2027	\$174,500	3	\$18,500	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Carpet	5%			2021	\$87,200	3	\$9,300	
	Ceramic Tile	5%	Now	\$13,200	2034	* *	5	\$3,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Marble Panels	15%			LIFE	* *	5	\$13,900	
	Terrazzo	25%	0-2	\$79,400	LIFE	* *	5	\$24,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
	Vinyl Tile	5%	Now	\$58,100	2035	* *	3	\$2,300	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Room G25, Custodians Office And Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 20%							
		Location : Custodians Office And Throughout							
	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%							
		Location : Tower, Room 200, 218, Basement							
		Paint Peeling, Extent : Moderate, Area Affected : 50%							
		Location : Tower							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Tower							
	Plaster	45%			LIFE	* *	5	\$14,800	
	Wood	2%			LIFE	* *	5	\$8,800	

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

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

Interior

Ceilings

AcousTile,Adhered 5% Now \$63,500 2045 * * 5 \$3,100

Cracking/Crumbling, Extent : Severe, Area Affected : 100%
Location : Throughout

AcousTileSusp.Lay-In 20% 0-2 \$11,100 2038 * * 5 \$12,400

Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%
Location : Throughout

Plaster 10% LIFE * * 5 \$7,700

Plaster 50% LIFE * * 5 \$38,600

Plaster 15% Now \$26,900 LIFE * * 5 \$11,600

Cracking/Crumbling, Extent : Severe, Area Affected : 25%
Location : Tower And Throughout
Paint Peeling, Extent : Moderate, Area Affected : 25%
Location : Tower And Throughout

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2025 \$43,400 5 \$300

Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : 1- 3000 Amperes Main Disconnect 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 Aged, Extent : Moderate, Area Affected : 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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
Transfer Switches									
	Automatic	100%			2045	* *	1	\$23,500	
Generators									
	Diesel	100%			2040	* *	1	\$29,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : 1- 450 Kw									
Batteries									
	Lead/Acid	100%			2020	\$1,700	5	\$2,800	
Fuel Storage									
	Day Tank	50%			2050	* *	5	\$7,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Generator Room									
Explanation : One 23 Gallons									
	Main Tank	50%			2065	* *	5	\$1,100	
Lighting									
Interior Lighting									
	Fluorescent	50%			2030	* *	10	\$35,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	35%			2035	* *	10	\$24,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2035	* *	10	\$7,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	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									
	Generic	100%			2028	\$180,700	5	\$2,200	
Alarm									
Security System									
	Generic	100%			2030	* *	1	\$28,500	
Fire/Smoke Detection									
	Generic, Digital	100%			2030	* *	1-3	\$47,000	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2045	**	1		
	Conversion Equipment								
	Steam Boiler	100%			2030	**	1	\$75,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 2 Units							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2035	**	4	\$5,600	
	Terminal Devices								
	Convactor/Radiator	100%			2030	**	1	\$24,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2041	**	1		
	Conversion Equipment								
	Window/Wall Unit	80%			2020	\$131,700	1		
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$42,500	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Basement, 1st Floor, 2nd Floor							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			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	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : (1) B, G, 1-4 And (1) B-G							
		Explanation : Two Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2035	**	1-5	\$38,500	
	Sprinkler								
	No Component	80%							
	Generic	20%			2035	**	1-2	\$4,300	

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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



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$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/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	15%	4+	\$46,000	LIFE	**	5	\$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 15%								
Location : Throughout								
Wood	5%	0-2	\$16,800	2031	**	5	\$6,200	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Arround Windows								
Windows								
Aluminum	100%	Now	\$9,600	2042	**	5	\$2,300	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Asphalt Shingle	100%	Now	\$5,200	2035	**			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Interior								
Floors								
Carpet	25%			2027	\$87,100	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%	0-2	\$1,300	2029	**	5	\$700	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Panel/Paver: Cer/Brk	2%			2034	**	5	\$1,200	
Marble Panels	2%			LIFE	**	5	\$400	
Terrazzo	5%	Now	\$1,300	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Lobby								
Vinyl Tile	56%	Now	\$13,000	2031	**	3	\$5,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$5,700	2029	* *	5	\$1,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Masonry: Brick	5%	Now	\$16,000	LIFE	* *			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Boiler Room									
	Plaster	70%	Now	\$11,500	LIFE	* *	5	\$8,500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : 2nd Floor Womens Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Corridor At Bottom Of Stair									
	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 Penetration, Extent : Light, Area Affected : 5%									
Location : Courtrooms									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2036	* *	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One 600 Amperes Main Disconnect 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

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

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

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

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

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

Lighting

Interior Lighting

Fluorescent

90%

2026

\$269,800

10

\$14,900

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

Fluorescent

5%

2026

\$15,000

10

\$800

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

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

Heating

Energy Source

Natural Gas

100%

2046

* *

1

Conversion Equipment

Steam Boiler

100%

2039

* *

1

\$17,800

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

Distribution

Central Plant Steam

100%

2036

* *

4

\$1,300

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

2031

* *

1

\$5,800

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CIVIL COURT
Asset # : 4166

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2027	\$383,100	2	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Attic							
		Explanation : No Access To Check Refrigerant							
	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								
	Interior	60%			2031	* *	2	\$300	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2031	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$10,400	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit, 50 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,600	4	\$400	
	Fixtures								
	Generic	100%							

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

Print Date : 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



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 Estimates are rounded to the nearest hundred dollars.

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal/Glass Curt Wall	40%			LIFE	**	5	\$414,000	
Metal Panel	30%			2054	**	5-10	\$569,200	
Pre-Cast Concrete	30%			LIFE	**	5	\$538,200	
Windows								
Aluminum	100%			2050	**	5	\$38,500	
Parapets								
Metal Panel	60%			2054	**	5	\$33,100	
Pre-Cast Concrete	40%			LIFE	**	5	\$71,700	
Roof								
IRMA/Protected Membrane	20%			2036	**	10	\$21,800	
Metal Panel	5%			2045	**	10	\$10,000	
Roll Roofing	50%			2029	**	5	\$90,700	
Not Accessible	25%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : 4th Floor North And South Areas								
Explanation : Green Roof								
Soffits								
Metal Panel	100%			2054	**	5-10		
Interior								
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								
AcousTileConcealSpLn	20%			2045	**	5	\$71,400	
AcousTileSusp.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								
Cast in Place Concrete	100%			2072	**			
Site Pavements								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2045

* *

Parking/Driveway

Asphalt

100%

2041

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2048

* *

5

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : 2-2500 Amperes Main Switches, 1-1000 Amperes Switch*

Switchgear / Switchboard

Air Circuit Breaker

100%

2048

* *

5

\$1,000

Raceway

Conduit

100%

2048

* *

1

Panelboards

Fused Disc Sw

20%

2044

* *

5

\$900

Molded Case Bkrs

80%

2044

* *

5

\$4,200

Wiring

Thermoplastic

100%

2048

* *

1

Motor Controllers

Locally Mounted

100%

2041

* *

5

\$1,300

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$5,900

Stand-by Power

Transfer Switches

Automatic

100%

2041

* *

1

\$61,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Lower Level**Explanation : 5-1200 Amperes, 1-600 Amperes, 1-260 Amperes, 1-60 Amperes*

Generators

Diesel

100%

2037

* *

1

\$77,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside In Service Loading Dock Area**Explanation : 120 Volts 3 Phase 1250 Kva*

Batteries

Lead/Acid

100%

2022

\$1,500

5

\$7,400

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power									
	Fuel Storage								
	Day Tank	50%			2044	* *	5	\$18,500	
	Main Tank	50%			2056	* *	5	\$2,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Underground In Service Loading Dock									
Explanation : 8000 Gallons Shared With Boilers									
Lighting									
	Interior Lighting								
	Fluorescent	20%			2033	* *	10	\$36,700	
Compact Fluorescent Light, Extent : Light, Area Affected : 10%									
Location : In Lobby									
Motion Sensors in Use, Extent : Light, Area Affected : 30%									
Location : Throughout									
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 20%									
Location : Service Corridors									
	LED	80%			2033	* *			
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Egress Lighting								
	Emergency, Service	50%			2033	* *	1		
	Exit, LED	50%			2056	* *	1		
	Exterior Lighting								
	LED	20%			2033	* *			
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2056	* *	5	\$5,900	
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2033	* *	1	\$37,300	
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2033	* *	1-3	\$61,600	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	1%			2054	* *	1		
	Interruptible Gas/Dual Fuel	99%			2054	* *	1		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Outside, Rear Of The Building									
Explanation : 1 Fuel Oil Tank, Capacity 8000 Gallons									

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	99%			2045	* *	1	\$97,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Radiant Heater	1%			2036	* *	2	\$900	
Distribution									
	Hot Wtr Piping/Pump	100%			2050	* *	4	\$9,900	
Terminal Devices									
	Convactor/Radiator	50%			2045	* *	1	\$32,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Peripheral Spaces Of The Building							
		Explanation : Serve Peripheral Spaces Of The Building. Under Floor Radiant Heating System Floors 4, 3 And 2 Hallway By Elevators.							
	Unit Heater - Hot Water	10%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Amd 6th Floor							
		Explanation : Serve Basement Mechanical And Electrical Rooms. 6th Floor Mechanical Room.							
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	* *	1		
Conversion Equipment									
	Centrifugal, Elec Chiller	95%			2041	* *	1	\$205,500	
	No Component	5%							
Distribution									
	CW & CHW Wtr	30%			2054	* *	4	\$3,000	
	Pipe/Pump								
	Ductwork/Diffusers	70%			LIFE	* *	2	\$227,500	
Terminal Devices									
	Air Handler/Cool/Ht	95%			2036	* *	1	\$117,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Rooms Basement And 6th Floor							
		Explanation : 11 Units. Provide Cooling To Both Peripheral And Interior Zone Spaces. Heating Only To The Interior Zone Spaces.							
	Fan Coil - 2 Pipe	5%			2036	* *	1	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : 22 Units Serve Mainly Telecommunication, Control, Elevator Machine, Server, Radio, Electrical Room.							
Heat Rejection									
	Water Cooling Tower	100%			2032	* *	2	\$201,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 6th Floor, Outside							
		Explanation : 2 Unites							
Ventilation									

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND COURTHOUSE
Asset # : 14812

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Capacity 300 Gallons Each.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2038	**	1	\$12,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room And Water Meter Room</i>								
<i>Explanation : 3 Water Main Services Each With Back Flow Preventer.</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : L L - 4, L L - 5, L L - 6</i>								
<i>Explanation : 6 Units. 1 Unit From L L - 6. 4 Units From L L - 5. 1 Unit From L L - 4.</i>								
Fire Suppression								
Standpipe								
Generic	100%			2054	**	1-5	\$100,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Staircases</i>								
<i>Explanation : 2 Main Stair Cases Have Stand Pipe System.</i>								
Sprinkler								
Generic	100%			2054	**	1-2	\$56,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Dry System For Garage Only. Wet For The Rest Of The Building.</i>								
Fire Pump								
Generic	100%			2041	**	1	\$37,300	

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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



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$411,600	LIFE	* *	5	\$44,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
	Location : 1st Floor Level At South Facade, East Facade, West Facade							
	Misaligned/Bulging, Extent : Light, Area Affected : 10%							
	Location : 1st Floor Window Lintels At Southeast And West Sides							
Masonry: Limestone	10%	0-2	\$61,300	LIFE	* *	5	\$3,700	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance							
	Staining/Discoloring, Extent : Light, Area Affected : 15%							
	Location : Main Entrance							
Windows								
Aluminum	100%	Now	\$38,400	2042	* *	5	\$2,300	
	Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	90%	Now	\$64,800	LIFE	* *	5	\$2,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
	Location : Inside Face							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : North Facade, South Facade, East Facade, West Facade							
	Spalling, Extent : Moderate, Area Affected : 40%							
	Location : North Facade, South Facade, East Facade, West Facade							
	Worn/Eroded, Extent : Moderate, Area Affected : 60%							
	Location : Inside Face							
Masonry: Limestone	10%	Now	\$7,800	LIFE	* *	5	\$300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Roof								
Built-Up (BUR)	90%	Now	\$49,700	2031	* *			
	Broken/Missing Elements, Extent : Light, Area Affected : 20%							
	Location : Throughout							
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 20%							
	Location : Main Entrance							
	Ponding, Extent : Moderate, Area Affected : 30%							
	Location : Main Entrance							
Copper/Terne	10%			2041	* *	10	\$7,400	

Interior

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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%	0-2	\$6,900	2026	\$138,500	3	\$6,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	10%	0-2	\$5,200	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2035	**	5	\$2,000	
Masonry: Brick	5%	Now	\$8,000	LIFE	**			
<i>Water Penetration, Extent : Light, Area Affected : 15%</i>								
<i>Location : Boiler Room</i>								
Marble Panels	5%			LIFE	**			
Plaster	65%	0-2	\$10,700	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2026	\$4,900	5	\$600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2026	\$74,300	5	\$600	
Raceway								
Conduit	100%			2026	\$35,700	1		

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

Maintenance \$ are aggregated over a 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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			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 : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	70%			2034	* *	10	\$13,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : T-8 Lamps								
Fluorescent	10%			2021	\$35,800	10	\$2,000	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%								
Location : Court Room, Lobby 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 : Moderate, Area Affected : 100%								
Location : Hallways								
Explanation : CCTV Surveillance Camera System								

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2036	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Steam Boiler	100%			2043	* *	1	\$21,300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Central Plant Steam Piping/Pmp	100%			2026	\$345,300	4	\$1,100	
Terminal Devices								
Convactor/Radiator	100%			2024	\$109,200	1	\$6,900	
Air Conditioning								
Energy Source								
Electricity	100%			2034	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	30%	0-2	\$5,000	2031	* *	2	\$300	
			<i>Not in Service, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : 1 Of 3 Units Not Working In The Court Rooms</i>					
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 30%</i>					
			<i>Location : 3 Units, Court Rooms</i>					
Window/Wall Unit	70%			2021	\$29,800	1		
Ventilation								
Distribution								
Ductwork/Diffusers	30%			LIFE	* *	2-5	\$3,600	
No Component	70%							
Exhaust Fans								
Roof	30%			2026	\$10,200	2	\$200	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2026	\$152,100	1		
Water Heater								
Gas Fired	100%			2025	\$12,400	2	\$300	
			<i>Recent Installation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit, 74 Gal</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2021	\$3,100	4	\$500	

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND CRIMINAL COURT
Asset # : 4165

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Fixtures									
	Generic	100%							

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



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	100%	Now	\$1,795,100	LIFE	**	5	\$389,600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Other Observation, Extent : Moderate, Area Affected : 25%								
	Location : East Facade								
	Explanation : Sidewalk Shed In Place								
Windows									
	Aluminum	100%			2044	**	5	\$4,500	
Parapets									
	Masonry: Brick	30%			LIFE	**	5-10	\$5,100	
	Not Accessible	70%							
Roof									
	Modified Bitumen	40%			2028	\$76,600	10	\$11,900	
	Not Accessible	60%							
Interior									
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									
	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	**			

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Estimates are rounded to the nearest hundred dollars.*

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$2,800	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 350 Amperes							
	Raceway								
	Conduit	90%			2028	\$13,800	1		
	Conduit	10%			2038	* *	1		
	Panelboards								
	Molded Case Bkrs	90%			2027	\$29,700	5	\$300	
	Molded Case Bkrs	10%			2036	* *	5		
	Wiring								
	Braided Cloth	25%	2-4	\$4,800	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 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								
	Fluorescent	100%			2028	\$196,300	10	\$9,900	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2023	\$8,100	10	\$1,300	
	Exit, Battery	50%			2023	\$6,800	10	\$400	
	Exterior Lighting								
	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, Area Affected : 100%							
		Location : Lobby, Waiting Room And Outside							
		Explanation : CCTV Surveillance Cameras							

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2041	* *	1	\$10,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Boiler							
	Distribution								
	Steam Piping/Pump	100%			2028	\$49,400			
	Terminal Devices								
	Convactor/Radiator	100%			2026	\$59,900	1	\$3,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Window/Wall Unit	50%			2021	\$11,700	1		
	No Component	50%							
	Distribution								
	Ductwork/Diffusers	15%			LIFE	* *	2	\$2,600	
	No Component	85%							
	Terminal Devices								
	No Component	85%							
	Not Accessible	15%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Basement							
		Explanation : Air Handling Unit In One Of The Locked Rooms. It Serves The Offices In The Basement.							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2028	\$1,700	2	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside, Rear Of The Building							
		Explanation : 1 Unit							
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	10%			LIFE	* *	2-5	\$1,000	
	No Component	90%							
	Exhaust Fans								
	Wall Unit	10%			2023	\$400	2		
	No Component	90%							
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		

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND FAMILY COURT
Asset # : 13692

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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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 : 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



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Limestone	100%			LIFE	**	5	\$193,900		
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Pigeon Netting Missing									
Windows									
Aluminum	90%			2044	**	5	\$13,200		
Wood	10%	Now	\$45,400	2053	**	5	\$7,300		
Air Infiltration, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor Has Original Wood Casement Windows									
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : 3rd Floor Casement Windows									
Parapets									
Masonry: Limestone	100%			LIFE	**	5-10	\$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			
Interior									
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%			LIFE	**	10	\$7,500		
Cast in Place Concrete	1%	0-2	\$2,600	LIFE	**				
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Room B10-b S Water Infiltration At Heavy Rains									
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		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	0-2	\$62,000	2041	**	5	\$7,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Basement							
AcousTileSusp.Lay-In	5%			2033	**	5	\$5,800	
Exposed Concrete	5%	Now	\$41,100	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location :							
	Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
	Location : Basement Storage Room							
Glass: Susp Panels	10%			LIFE	**	10	\$8,700	
Plaster	15%			LIFE	**	5-10	\$29,800	
Plaster	55%			LIFE	**	5-10	\$109,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2048	**			
Free Standing Walls								
Concrete Masonry Unit	100%	4+	\$8,300	2038	**			
	Broken/Missing Elements, Extent : Light, Area Affected : 10%							
	Location : Baluster Along Southeast Walls Missing							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2033	**			
On-Site Walkways								
Cast in Place Concrete	25%	0-2	\$71,400	2041	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
	Location : Northwest Area Along Building (Schuyler Street)							
Pavers/Stone	25%	Now	\$150,000	2037	**			
	Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
	Location : Entrance Stairs At Schuyler Street and Richmond Corner							
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
	Location : Entrance Stairs							
	Spalling, Extent : Severe, Area Affected : 50%							
	Location : Entrance Stairs							
Pavers/Stone	50%			2031	**			

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

Under 600 Volts

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Air Circuit Breaker		100%			2048	**	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Low Voltage Power Circuit Breaker Rated @ 4000 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2054	**	5	\$1,700	
Raceway									
Conduit		100%			2048	**	1		
Panelboards									
Molded Case Bkrs		100%			2044	**	5	\$1,700	
Wiring									
Thermoplastic		100%			2048	**	1		
Motor Controllers									
Locally Mounted		100%			2041	**	5	\$400	
Ground									
Grounding Devices									
Generic		100%			LIFE	**	5	\$1,900	
Stand-by Power									
Transfer Switches									
Automatic		100%			2045	**	1	\$19,400	
Lighting									
Interior Lighting									
Fluorescent		85%			2028	\$976,200	10	\$49,300	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Fluorescent		10%			2023	\$114,800	10	\$5,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
Incandescent		5%			2023	\$57,400	2	\$100	
Egress Lighting									
Emergency, Service		50%			2033	**	1		
Exit, Service		50%			2033	**	1		
Exterior Lighting									
HID		100%			2033	**	10	\$200	
Lightning Protection									
Arresters/Cabling									
Generic		100%			2043	**	5	\$1,900	
Alarm									
Security System									
No Component		50%							
Generic		50%			2033	**	1	\$11,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways And Outside									
Explanation : CCTV Surveillance Cameras									

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

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

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Analog

70%

2033

* *

1-3

\$27,300

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

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

Plant Campus Steam /
PRV

100%

2038

* *

1

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : Steam Provided From Adjacent Borough Hall Building*

Distribution

Steam Piping/Pump

100%

2038

* *

Terminal Devices

Convactor/Radiator

100%

2026

\$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

30%

2033

* *

1

Expansion

*Other Observation, Extent : Light, Area Affected : 100%**Location : Attic, Mezzanine And Corrections Area**Explanation : 5 Units In Attic. 3 Units In Mezzanine. 1 Unit In The Corrections Area (Holding Area).*

No Component

70%

Heat Rejection

Air Cooled Condenser
Unit

30%

2028

\$27,700

2

\$13,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof And Cortyard**Explanation : 3 Units In Courtyard. 8 Units On The Roof.*

No Component

70%

Ventilation

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	30%			LIFE	* *	2-5	\$16,700	
	No Component	70%							
Exhaust Fans									
	Interior	20%			2028	\$46,600	2	\$400	
	Roof	10%			2028	\$10,900	2	\$200	
	Wall Unit	1%			2028	\$200	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corrections Area Water Main Service Room								
	Explanation : 1 Unit.								
	No Component	69%							
Plumbing									
H/C Water Piping									
	Brass/Copper	70%			2028	\$341,400	1		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Explanation : Domestic Hot Water Provided From Adjacent Borough Hall Building.								
	Galvanized Steel	30%			2026	\$86,100	1		
Water Heater									
	Electric	1%			2026	\$600	4		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Attic								
	Explanation : 1 Small Unit Serving One Bathroom Only.								
	No Component	99%							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	99%			LIFE	* *	1		
	Cast Iron	1%	Now	\$1,400	LIFE	* *	1		
	Cracked, Extent : Moderate, Area Affected : 100%								
	Location : Basement Custodian Supply Room B10-b								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement Custodian Supply Room B10-b								
	Explanation : Cracked And Leaky Pipe - 10 LF								
Backflow Preventer									
	Generic	100%			2033	* *	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Corrections Area Water Main Service Room.								
	Explanation : 2 Water Main Services With 2 Back Flow Preventer.								
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B - 3								
	Explanation : 2 Units								

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STATEN ISLAND SUPREME COURT
Asset # : 2042

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

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Print Date : 22-Sep-2017

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : SUN BUILDING
Address : 280 BROADWAY BTWN: CHAMBERS ST.- READE ST.
Borough : MANHATTAN **Agency's Number** : 312-146
Program / Asset # : DGS0014.000 / 2055 **Yr Built/Renovated** : 1845 / 2002
Area Sq Ft : 294,218 **Project Type** : REAL PROPERTY
Date of Survey : 21-Jul-2015 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,5,6,7
Block : 153 **Lot** : 1 **BIN** : 1079215

CAPITAL	FY 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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Iron	3%	4+	\$21,800	LIFE		* *		
	Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
	Location : Storefront Facades							
Copper/Terne	8%	Now	\$83,600	2046		* *		
	Deformed/Dented, Extent : Moderate, Area Affected : 15%							
	Location : Courtyard Facade							
	Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 5%							
	Location : 5th Floor Offices, North Wing							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 6th And 7th Floors							
	Explanation : Located In Interior Courtyard							
Fiberglass Panel	2%			2039		* *	5	\$14,900
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Below Parapet Wall							
	Explanation : Horizontal Banding							
Masonry: Brick	10%	Now	\$132,200	LIFE		* *	5	\$19,800
	Efflorescence, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse And Interior Courtyard							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Various Areas - Interior Courtyard							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : Above Windows							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Penthouses							
Masonry: Marble	71%	0-2	\$5,616,800	LIFE		* *	5	\$105,600
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Various Locations - All Facades							
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
	Location : Various Locations - All Facades							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
	Location : At Cornice And Window Entablatures							
	Loose Units, Extent : Moderate, Area Affected : 10%							
	Location : Various Locations							
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 100%							
	Location : Above Storefront, All Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 75%							
	Location : All Facades							
	Vertical Cracks, Extent : Severe, Area Affected : 8%							
	Location : Chambers Street And Reade Street Facades, Eastern Bays							
Metal Panel	3%			2046		* *	5-10	\$40,900
	Deformed/Dented, Extent : Light, Area Affected : 15%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Metal Panel	3%			2046	**	5-10	\$40,900		
			Location : Interior Courtyard						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Reade Street Elevation						
			Explanation : Basement Windows						
Metal Coiling Doors	3%			2031	**	5	\$18,600		
Windows									
Aluminum	2%			2042	**	5	\$1,200		
Metal Louvers	3%			2035	**	10	\$11,500		
Steel	3%			2042	**	5	\$23,000		
Wood	92%	0-2	\$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 : Throughout						
Parapets									
Masonry: Brick	10%	4+	\$7,700	LIFE	**	5	\$1,200		
			Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%						
			Location : Courtyard Parapet						
Metal Cornice	15%			2061	**	10	\$5,900		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Perimeter Balustrades And Entablatures						
			Explanation : Cornice Material Actually Fiberglass						
Metal Panel	5%			2046	**	5	\$2,300		
Metal Rail	60%			2039	**	5-10	\$131,300		
Metal Rail	10%			2031	**	5-10	\$21,900		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Interior Court						
			Explanation : Wrought Iron						
Roof									
Copper/Terne	15%	Now	\$5,200	2041	**				
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : 5th Floor Offices From 6th Floor Terraces Above						
Modified Bitumen	75%	2-4	\$88,000	2026	\$440,000				
			Alligatoring, Extent : Moderate, Area Affected : 25%						
			Location : Perimeter Corners						
			Blisters, Extent : Moderate, Area Affected : 25%						
			Location : Throughout						
			Ridging, Extent : Moderate, Area Affected : 20%						
			Location : Various Locations						
Skylight, Metal/Glass	10%			2046	**	10	\$30,400		

Interior

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	20%			2025	\$1,242,700	3	\$176,100		
Cast in Place Concrete	10%	Now	\$151,900	LIFE	* *	5	\$96,300		
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Sub-basement / Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Sub-basement / Basement									
Ceramic Tile	5%			2029	* *	5	\$22,000		
Marble Panels	5%			LIFE	* *	5	\$16,500		
Terrazzo	15%			LIFE	* *	5	\$51,600		
Vinyl Tile	40%	4+	\$331,100	2026	\$1,655,600	3	\$66,100		
Uneven Substrate, Extent : Moderate, Area Affected : 25%									
Location : Throughout Dob Offices									
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Wood	5%			2041	* *	5	\$41,300		
Interior Walls									
Cast in Place Concrete	2%	Now	\$219,400	LIFE	* *				
Loose/Delam Surface, Extent : Severe, Area Affected : 10%									
Location : Chiller Room, Sublevel Garage									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Sidewalk Vault									
Explanation : Corrosion On Steel Columns									
Glazed Ceramic Panel	20%			LIFE	* *				
Gypsum Board	60%			LIFE	* *	5	\$141,200		
Masonry: Brick	10%	Now	\$338,000	LIFE	* *				
Spalling, Extent : Severe, Area Affected : 15%									
Location : Basement, Steam Room, Sidewalk Vault At Reade St									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement, Steam Room, Sidewalk Vault At Reade St									
Plaster	5%	Now	\$8,700	LIFE	* *	5	\$5,900		
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Basement Corridor Outside Chief Engineer Office									
Plaster	3%			LIFE	* *	5	\$3,500		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTile,Adhered	15%			2031	**	5	\$66,100	
	AcousTileSusp.Lay-In	55%			2031	**	5	\$242,200	
	Exposed Concrete	10%	Now	\$78,300	LIFE	**	5	\$6,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Loose/Delam Surface, Extent : Severe, Area Affected : 10%									
Location : Chiller Room									
	Masonry:Vault Struct	5%	Now	\$89,100	LIFE	**			
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%									
Location : Vault Under Sidewalk - Reade Street									
Loose Units, Extent : Severe, Area Affected : 10%									
Location : Vault Under Sidewalk - Reade Street									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Sidewalk Vault - Reade Street									
	Plaster	15%	Now	\$19,200	LIFE	**	5	\$41,300	
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Basement Corridor Leading To Loading Docks									

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2046	* *	5	\$1,300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4000 Amperes, One 2000 Amperes And One 1600 Amperes Main Disconnect Switch								
Transformers								
Dry Type	100%			2039	* *	5	\$1,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Three 45 Kva 208hv - 208/120lv								
Switchgear / Switchboard								
Fused Disc Sw	60%			2046	* *	5	\$800	
Molded Case Bkrs	40%			2046	* *	5	\$3,100	
Raceway								
Conduit	60%			2046	* *	1		
Conduit	40%			2026	\$278,800	1		
Panelboards								
Molded Case Bkrs	100%			2042	* *	5	\$7,700	
Wiring								
Thermoplastic	100%			2046	* *	1		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2039	**	5	\$1,400	
	Variable Frequency Drive	30%			2043	**			
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Engineers Office Explanation : Most Of The Controllers Are Monitored By Bms								
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$4,300	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2039	**	1	\$90,500	
	Generators								
	Diesel	100%			2035	**	1	\$113,900	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Generator Room Sub-basement Explanation : One 450 Kw								
	Batteries								
	Lead/Acid	100%			2020	\$1,700	5	\$10,900	
	Fuel Storage								
	Day Tank	50%			2042	**	5	\$27,300	
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Sub-basement Explanation : One 125 Gallons								
	Main Tank	50%			2054	**	5	\$4,300	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Sub-basement Explanation : One 550 Gallons								
Lighting									
	Interior Lighting								
	Fluorescent	90%			2031	**	10	\$242,900	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps								
	Fluorescent	10%			2031	**	10	\$27,000	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100% Location : Lobby And Hallways								
	Egress Lighting								
	Emergency, Service	60%			2031	**	1		
	Exit, LED	40%			2054	**	1		
	Exterior Lighting								
	HID	100%			2031	**	10	\$900	
Alarm									
	Security System								
	No Component	95%							
	Generic	5%			2034	**	1	\$5,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

SUN BUILDING

Asset # : 2055

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

* *

1-3

\$56,000

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

Heating

Energy Source

Utility Steam

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

10%

2036

* *

4

\$2,200

Piping/Pmp

Terminal Devices

Unit Heater - Steam

2%

2031

* *

4

\$800

No Component

80%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Throughout The Building**Explanation : Fan Coil Units At Each Window Provide Heating And Cooling - Covered Under A C*

No Component

18%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Rooms On Each Floor**Explanation : Air Handlers Are Covered Under A C System*

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Centrifugal, Elec Chiller

100%

2029

* *

1

\$318,400

*R-134a Refrigerant, Extent : Light, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units*

Distribution

CW & CHW Wtr Pipe/Pump

100%

2046

* *

4

\$14,500

Terminal Devices

Air Handler/Cool/Ht

20%

2031

* *

1

\$36,400

Fan Coil - 4 Pipe

80%

2031

* *

1

\$76,000

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SUN BUILDING
Asset # : 2055

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Water Cooling Tower	100%			2020	\$1,156,000	2	\$296,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$164,100	
	Exhaust Fans								
	Interior	80%			2026	\$867,000	2	\$7,200	
	Roof	20%			2026	\$101,200	2	\$1,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	25%			2036	**	1		
	Galvanized Steel	75%			2031	**	1		
	Water Heater								
	Electric	100%			2021	\$268,400	4	\$1,700	
	HW Heat Exchanger								
	High Temp	80%			2036	**	4	\$34,900	
	Steam Fired	20%			2036	**	4	\$8,700	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2019	\$10,300	4	\$9,300	
	Backflow Preventer								
	Generic	100%			2026	\$77,400	1	\$18,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Freight Sub-basement : 8th Floor; Passengers From 1 : 7th Floor								
	Explanation : One Freight Unit And 5 Passenger Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2046	**	1-5	\$153,800	
	Sprinkler								
	Generic	100%			2046	**	1-2	\$82,400	
	Fire Pump								
	Generic	100%			2035	**	1	\$54,900	

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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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES

Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	5%			LIFE		* *		
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : All Facades							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 7th Floor							
	Explanation : Dormer Windows							
Masonry: Granite	95%	0-2	\$635,400	LIFE		* *	5	\$178,700
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Decorative Elements - Interior Courtyard							
	Recent Repair Evident, Extent : Light, Area Affected : 85%							
	Location : All Exterior Facades							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Interior Courtyard							
Windows								
Wood	100%	Now	\$2,763,200	2051		* *	5	\$332,300
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Broken/Missing Elements, Extent : Light, Area Affected : 25%							
	Location : Various Locations							
	Deteriorated Finish, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Thermally Inefficient, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout.							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Roof									
Copper/Terne	5%	Now	\$2,100	2054	**				
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 16%									
Location : 6th Floor Cornice									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 5th Floor Courtrooms From 6th Floor Cornice									
Metal Panel	3%			2043	**	10	\$2,500		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 7th Floor									
Explanation : Dormer Windows									
Modified Bitumen	30%			2026	\$87,500	10	\$13,600		
Skylight, Metal/Glass	27%	Now	\$599,200	2036	**				
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Rotunda Over Lobby									
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%									
Location : Rotunda Over Lobby									
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Skylight Over Rotunda.									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Rotunda Over Lobby									
Slate	35%			LIFE	**				
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Mansard Roof									
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$66,200		
Ceramic Tile	5%			2035	**	5	\$15,100		
Mosaic Tile	40%	2-4	\$600,500	2031	**	5	\$151,300		
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : 2nd - 5th Floor Lobbies									
Marble Panels	15%	2-4	\$227,200	LIFE	**	5	\$34,000		
Horizontal Cracks, Extent : Light, Area Affected : 100%									
Location : Stair Treads; Various Locations.									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Stair Treads, Various Locations									
Terrazzo	15%	2-4	\$116,600	LIFE	**	5	\$35,500		
Horizontal Cracks, Extent : Light, Area Affected : 5%									
Location : 8th Floor Hallway.									
Vinyl Tile	15%			2034	**	3	\$22,700		

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2029	* *	5	\$22,000	
Masonry: Brick	10%			LIFE	* *			
Metal Panel	5%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Radiator And Vent Covers, Electrical Panels								
Explanation : Decorative Bronze Grilles								
Marble Panels	20%	Now	\$1,554,100	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Perimeter Radiators In Corridors, Offices, Judges Chambers.								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Treatments At Doors - 1st Floor And Basement Level								
Staining/Discoloring, Extent : Moderate, Area Affected : 100%								
Location : Walls Surrounding Main Vaulted Space At The 1st Level.								
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 Penetration, Extent : Light, Area Affected : 10%								
Location : Lobby Rotunda								
Mosaic Tile	5%			LIFE	* *	1		
Plaster	20%	0-2	\$33,700	LIFE	* *	5	\$64,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 5th Floor Court Room Ceiling.								
Plaster	60%	Now	\$225,600	LIFE	* *	5	\$194,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Sub-basement Ceiling.								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw		70%			2026	\$60,800	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room (Sub-basement)									
Explanation : Two 2000 Amperes Main Disconnect Switch									
Fused Disc Sw		30%			2026	\$26,100	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room (Basement)									
Explanation : One 1600 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
Fused Disc Sw		20%			2046	* *	5	\$200	
Fused Disc Sw		80%			2026	\$302,500	5	\$700	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	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, Area Affected : 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 Drive	5%			2046	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Custodian Engineer Office							
		Explanation : All Controllers Monitored By Bms							
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,000	
Lighting									
Interior Lighting									
	Fluorescent	55%			2021	\$2,021,000	10	\$102,000	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Throughout The Building							
		Explanation : Lamp T-12							
	Fluorescent	10%			2034	* *	10	\$18,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Incandescent	35%			2031	* *	2	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 90%							
		Location : Court Rooms, Corridors And Lobby							
		Explanation : Ornate Chandeliers In Courtrooms And Pendant Fixtures In Corridors							
Egress Lighting									
	Emergency, Battery	60%			2021	\$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, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : 8 (pole Mounting Type)							
	No Component	80%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

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

Alarm

Security System

No Component

70%

Generic

30%

2031

* *

1

\$22,700

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2031

* *

1-3

\$64,200

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

Heating

Energy Source

Utility Steam

80%

2036

* *

1

HTHW/HW

20%

2036

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : B, 2 Only**Explanation : Hot Water Supplied From Nearby Building On Centre St / Serves B And 2 Only*

Conversion Equipment

Heat Pump Air Sourced

5%

0-2

\$90,300

2031

* *

2

\$2,500

*Malfunctioning, Extent : Moderate, Area Affected : 40%**Location : Throughout First Floor, Multiple Mechanical And Or Electrical Defects*

Heat Pump Air Sourced

5%

2024

\$90,300

2

\$3,100

Pres. Reducing Valve/LP

80%

2029

* *

5

\$9,600

Steam

No Component

10%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Sub-basement**Explanation : Air Handlers Are Equipped With Steam Heating Coil However, The Chilled Water Coil Duals As A Heating Coil.*

Distribution

Hot Wtr Piping/Pump

20%

Now

\$2,900

2034

* *

4

\$2,000

*Leak Evident, Extent : Moderate, Area Affected : 20%**Location : Sub-basement*

Central Plant Steam

80%

2036

* *

4

\$12,000

Piping/Pmp

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	2%	0-2	\$53,000	2036	* *	1	\$2,300	
Other Observation, Extent : Severe, Area Affected : 10%								
Location : Sub-basement								
Explanation : Equipment Has Multiple Dysfunction Components								
Air Handler	5%			2031	* *	1	\$6,300	
Air Handler	8%			2021	\$212,000	1	\$10,000	
On Extended Life, Extent : Moderate, Area Affected : 10%								
Location : Sub-basement								
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, Area Affected : 100%								
Location : From Centre St Building								
Explanation : Serves 2nd Floor Air Handling Unit Only								
Electricity	80%			2042	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2021	\$355,400	1	\$18,800	
Not in Service, Extent : Light, Area Affected : 5%								
Location : Sub-basement, Chilled Water Is Presently Being Provided From One Center Street								
On Extended Life, Extent : Moderate, Area Affected : 20%								
Location : Sub-basement								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Window/Wall Unit	70%			2019	\$305,400	1		
On Extended Life, Extent : Moderate, Area Affected : 70%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 70%								
Location : Throughout								
Explanation : Equipment Serviced By Others								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	20%			2036	* *	4	\$3,000	
CW & CHW Wtr Pipe/Pump	10%			2046	* *	4	\$1,000	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Sub-basement To Roof								
Explanation : System Serves To Reject And Absorb Heat From First And Fifth Floor Heat Pumps								
No Component	70%							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	20%			2021	\$422,600	1	\$25,000	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Sub-basement							
		Explanation : Equipment Already Accounted For Under The Heating Section Of This Report							
	No Component	80%							
Heat Rejection									
	Water Cooling Tower	10%			2024	\$71,500	2	\$20,400	
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Roof							
		Explanation : The Chiller Plant Is Presently Not 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 The First And Fifth Floors.							
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$112,800	
Exhaust Fans									
	Interior	25%			2021	\$186,200	2	\$1,600	
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
		Unit Inoperable, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Interior	25%			2021	\$186,200	2	\$1,600	
		On Extended Life, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Interior	10%			2031	* *	2	\$600	
	No Component	20%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Sub-basement							
		Explanation : Equipment Already Accounted For Under The Heating Section Of This Report							
	No Component	20%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2036	* *	1		
		No Water Meter, Extent : Light, Area Affected : 100%							
		Location : Sub-basement							
HW Heat Exchanger									
	Steam Fired	100%			2036	* *	4	\$30,000	

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
SURROGATE'S COURT MUNICIPAL ARCHIVES
Asset # : 2052

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
Sanitary Piping	Cast Iron	5%	Now	\$76,600	LIFE	* *	1		
		Cracked, Extent : Moderate, Area Affected : 5% Location : Sub-basement							
Cast Iron		95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Storm Drain Piping									
Cast Iron		95%			LIFE	* *	1		
		On Extended Life, Extent : Moderate, Area Affected : 100% Location : Throughout							
Cast Iron		5%	Now	\$21,800	LIFE	* *	1		
		Damaged, Extent : Severe, Area Affected : 5% Location : Sixth Floor, Probable Defective Roof 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 Affected : 100% Location : Sub-basement Explanation : Duplex							
Fixtures									
Generic		100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout							
Vertical Transport									
Elevators									
Geared Traction		80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : (1) S - 8, (3) B - 8 Explanation : 4 Units							
Hydraulic		20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Street To 1 Explanation : 1 Unit							
Fire Suppression									
Standpipe									
Generic		100%			2046	* *	1-5	\$105,700	
Fire Pump									
Generic		100%			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



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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Marble	100%			LIFE	**	5	\$119,100	
Windows								
Steel	20%			2033	**	5	\$94,400	
Wood	80%			2033	**	5	\$302,100	
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$27,400	
Metal Rail	5%			2038	**	5-10	\$20,700	
Roof								
Cast in Place Concrete	5%	Now	\$12,200	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 20%							
	Location : Sidewalk Over Steam Room In Basement							
Metal, Corrugated	75%			2038	**	1		
Metal Panel	5%			2038	**	10	\$9,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Near Flashings							
	Explanation : Lead Coated Roof							
Skylight, Metal/Glass	15%	Now	\$151,100	2045	**			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over Rotunda							
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								
Ceramic Tile	5%			2034	**	5	\$13,000	
Concrete Masonry Unit	5%			LIFE	**	5	\$5,200	
Masonry: Brick	25%			LIFE	**			
Granite Panels	5%			LIFE	**			
Marble Panels	10%			LIFE	**			
Plaster	15%			LIFE	**	5	\$11,700	
Plaster	35%			LIFE	**	5	\$27,200	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	15%			2038	* *	5	\$33,700	
Exposed Concrete	5%	Now	\$40,000	LIFE	* *	5	\$1,800	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Below Steps At Main Entrance								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Below Steps At Main Entrance								
Explanation : Corroded Steel Angle								
Exposed Struc: Steel	2%	Now	\$20,900	LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Steam Room, Outside Trash Elevator								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Steam Room								
Exposed Struc: Steel	8%			LIFE	* *			
Glass: Susp Panels	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$14,000	
Masonry: Infill Arch	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	\$21,100	
Plaster	40%			LIFE	* *	5	\$56,200	

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2045	* *	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 4000 Amperes								
Switchgear / Switchboard								
Air Circuit Breaker	20%			2045	* *	5	\$200	
Fused Disc Sw	20%			2045	* *	5	\$100	
Molded Case Bkrs	60%			2045	* *	5	\$2,500	
Raceway								
Busway	5%			2038	* *	1		
Conduit	95%			2045	* *	1		
Panelboards								
Molded Case Bkrs	100%			2041	* *	5	\$4,100	
Wiring								
Busway	5%			2038	* *	1		
Thermoplastic	95%			2045	* *	1		
Motor Controllers								
Locally Mounted	50%			2038	* *	5	\$500	
Variable Frequency Drive	50%			2038	* *			

Ground

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$2,300	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$48,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 1- Transfer Switch Is Serving The City Hall Building							
Generators								
Diesel	100%			2034	**	1	\$60,700	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 400 Kw Generators - One Generator Is Serving The City Hall Building							
Batteries								
Lead/Acid	100%			2019	\$1,700	5	\$5,800	
Fuel Storage								
Day Tank	50%			2041	**	5	\$14,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room							
	Explanation : 2- 100 Gallon Capacity							
Main Tank	50%			2053	**	5	\$2,300	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : 10,000 Gallon Capacity							
Lighting								
Interior Lighting								
Fluorescent	80%			2030	**	10	\$115,000	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
	Location : Offices And Basement							
Fluorescent	20%			2030	**	10	\$28,700	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Lobby, Staircases And Receiving Room							
Egress Lighting								
Emergency, Service	50%			2030	**	1		
Exit, LED	50%			2053	**	1		
Alarm								
Security System								
No Component	70%							
Generic	30%			2030	**	1	\$17,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Hallways							
	Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection								
Generic, Digital	100%			2030	**	1-3	\$96,600	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Smoke Detectors, Manual Pull Stations, Horns, Strobe Lights, Alarm Bells							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Utility Steam	100%			2035	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : Steam From Con Edison						
Conversion Equipment									
	Pres. Reducing Valve/LP Steam	100%			2034	**	5	\$9,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Steam Room						
			Explanation : 2 New Heat Exchangers						
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$5,100	2047	**	4	\$7,700	
			Other Observation, Extent : Severe, Area Affected : 100%						
			Location : Throughout						
			Explanation : Bms Not Working Properly						
Terminal Devices									
	Air Handler	60%			2030	**	1	\$58,100	
	Fan Coil Unit/Heat	40%			2030	**	1	\$20,200	
Air Conditioning									
	Energy Source								
	District C.W.	100%			2045	**	1		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout						
			Explanation : From Adjacent One Centre Street - Municipal Building						
Distribution									
	CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$7,700	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2030	**	1	\$77,500	
	Fan Coil - 4 Pipe	20%			2030	**	1	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$74,700	LIFE	**	2-5	\$87,400	
			Damaged, Extent : Severe, Area Affected : 5%						
			Location : Basement Steam Room						
			Other Observation, Extent : Severe, Area Affected : 5%						
			Location : Basement						
			Explanation : No Exhaust Fan Causes High Temperature In Reheat Station Room						
Exhaust Fans									
	Interior	100%			2030	**	2	\$4,800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2045	**	1		
HW Heat Exchanger									
	Steam Fired	100%			2045	**	4	\$15,500	

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
TWEED COURT BUILDING TWEED ACADEMY (DOE)
Asset # : 2053

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	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) I-4, (1) B-4							
		Explanation : 4 Units							
	Hydraulic	10%			LIFE	* *			
		Other Observation, Extent : Severe, Area Affected : 10%							
		Location : B - G							
		Explanation : 1 Freight Unit. Oil Leaking From The Pump Room In Basement							
Fire Suppression									
	Standpipe								
	Generic	100%			2051	* *	1-5	\$79,000	
	Sprinkler								
	No Component	40%							
	Generic	60%			2051	* *	1-2	\$26,300	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : B. 1st, 4th, Attic							
		Explanation : No Sprinkler For 2nd And 3rd Floors							
	Fire Pump								
	Generic	100%			2034	* *	1	\$29,300	

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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 # : DCAS004.000 / 14020 **Yr Built/Renovated** :
Area Sq Ft : 6,640 **Project Type** : REAL PROPERTY
Date of Survey : 04-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : **Lot** : **BIN** :

CAPITAL	FY 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			



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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
PIER AT 44TH DRIVE
Asset # : 14020

Piers		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural	Deck								
	Concrete	50%			LIFE	* *	5	\$12,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : New Pier							
	Not Accessible	50%							
	Pile Caps								
	Concrete	100%			LIFE	* *	5	\$900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : New Pier							
	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 : Light, Area Affected : 100%							
		Location : New Pier							
Electrical									
	Lighting Fixture								
	Incandescent	100%			2023				
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : New Pier							

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

Maintenance \$ are aggregated over a 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 : CONCRETE BULKHEAD
Address : B 92ND ST WEST TO BEACH CHANNEL HIGH SCHOOL, ROCKAWAY
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS001.000 / 14015 **Yr Built/Renovated** :
Linear Ft : 1,376 **Project Type** : REAL PROPERTY
Date of Survey : 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	



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

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856

CONCRETE BULKHEAD

Asset # : 14015

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Gravity Wall								
Concrete	30%			LIFE	* *	5	\$1,700	
			<i>Discolor & Bleeding, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Spalling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Below Cap</i>					
Concrete	5%	4+	\$28,100	LIFE	* *	5	\$300	
			<i>Spalling, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : At 330, 520, 550, And 740 Feet From East</i>					
Not Accessible	65%							
Backfill								
Fill								
Topsoil	5%	Now	\$15,000	2067	* *			
			<i>Sinkhole, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Sinkhole 120 Feet From West End Of Bulkhead</i>					
Not Accessible	95%							
Surface								
Concrete	90%			2036	* *	5	\$14,100	
			<i>Cracking, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Topsoil	5%			2025	\$3,800	5	\$300	
Topsoil	5%	Now	\$3,800	2027	\$3,800	5	\$200	
			<i>Settlement, Extent : Severe, Area Affected : 25%</i>					
			<i>Location : Sinkhole 120 Feet From West End And Rodent Holes In Western 100 Feet</i>					
Deck Elements								
Railing								
Aluminum	100%			2025	\$509,900			

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

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

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

Print Date : 22-Sep-2017

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : GRAVITY WALL W/REKETMENT
Address : ALONG UTOPIA PARKWAY BETWEEN 12TH AVE. AND CRYDERS LANE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : DCAS005.000 / 14025 **Yr Built/Renovated** :
Linear Ft : 903 **Project Type** : REAL PROPERTY
Date of Survey : 12-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 4613 **Lot** : 1 **BIN** :

CAPITAL	FY 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				
Importance Code B	\$22,200		\$4,400	
Importance Code C				
Total	\$22,200		\$4,400	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Coping/Curb Concrete	90%			LIFE	* *	5	\$800	
	Displaced Elements, Extent : Light, Area Affected : 30%							
	Location : Above Displaced Stone Wall Elements							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : From 380 Feet To 400 Feet From South							
No Component	10%							
Gravity Wall Concrete	10%			LIFE	* *	5	\$400	
	Cracking, Extent : Light, Area Affected : 5%							
	Location : Throughout							
Stone	55%			LIFE	* *	5	\$42,100	
Stone	35%	Now	\$963,600	LIFE	* *	5	\$26,800	
	Displaced Elements, Extent : Severe, Area Affected : 50%							
	Location : From 760 Feet To 850 Feet From Southern Outfall							
	Missing Part, Extent : Severe, Area Affected : 40%							
	Location : At 133, 410, 560, 630, 660, And 890 Feet From Southern Outfall							
	Progressing Scour, Extent : Severe, Area Affected : 25%							
	Location : Undermined Sections At Northern 20 Feet And At 100 Feet From North							
Revetment								
Stone	85%			LIFE	* *	5	\$4,600	
Stone	15%	4+	\$101,000	LIFE	* *	5	\$800	
	Missing Part, Extent : Moderate, Area Affected : 50%							
	Location : At Either End							
Backfill								
Fill								
Topsoil	5%	Now	\$9,800	2067	* *			
	Sinkhole, Extent : Moderate, Area Affected : 100%							
	Location : Voids Around Majority Of Rail Posts							
Not Accessible	95%							
Surface								
Asphalt	85%			2036	* *	5	\$8,800	
	Cracking, Extent : Light, Area Affected : 2%							
	Location : Throughout							
	Settlement, Extent : Light, Area Affected : 2%							
	Location : Throughout							
Asphalt	15%	Now	\$12,400	2042	* *	5	\$800	
	Cracking, Extent : Severe, Area Affected : 20%							
	Location : Separation At Displaced Wall							
	Settlement, Extent : Severe, Area Affected : 20%							
	Location : At North End							
	Sinkhole, Extent : Severe, Area Affected : 75%							
	Location : Voids Around Rail Posts							
Deck Elements								

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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
GRAVITY WALL W/REVTMENT
Asset # : 14025

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, 560, 630 Feet From South							

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

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

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

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 # : DGS0064.000 / 13936 **Yr Built/Renovated** :
Linear Ft : 155 **Project Type** : REAL PROPERTY
Date of Survey : 15-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 1107 **Lot** : 100 **BIN** :

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 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	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13936

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Structural	Coping/Curb							
	Concrete	10%	Now	\$5,400	LIFE	* *	5	
		<i>Displaced Elements, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Ecology Block Wall</i>						
	Concrete	90%			LIFE	* *	5	\$100
Revetment	Stone	30%	0-2	\$34,700	LIFE	* *	5	\$300
		<i>Erosion, Extent : Severe, Area Affected : 100%</i>						
		<i>Location : Loss Of Armor Stone Throughout</i>						
	Stone	70%			LIFE	* *	5	\$700
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Inadequate Revetment</i>						
Backfill	Fill							
	Not Accessible	100%						
	Surface							
	Topsoil	100%			2021	\$8,500	5	\$700
		<i>Settlement, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Throughout Behind Ecology Blocks</i>						

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

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

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

Print Date : 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 # : DGS0066.000 / 13943 **Yr Built/Renovated** :
Linear Ft : 595 **Project Type** : REAL PROPERTY
Date of Survey : 19-Dec-2014 **Landmark Status** : NONE
Areas Surveyed :
Block : 6392 **Lot** : 1 **BIN** :

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	\$32,500			
Importance Code C				
Total	\$32,500			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT

Asset # : 13943

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural Revetment Stone	100%	Now	\$443,500	LIFE	* *	5	\$3,600	1
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Inadequate Armor Stone Throughout</i> <i>Progressing Scour, Extent : Severe, Area Affected : 100%</i> <i>Location : Throughout</i>								
Backfill Fill Topsoil	100%	Now	\$129,800	2066	* *			
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								
Surface Topsoil	100%	Now	\$32,500	2026	\$32,500	5	\$1,400	
<i>Erosion, Extent : Severe, Area Affected : 100%</i> <i>Location : Full Length Embankment Failure And Progressing Scour Into Adjacent Properties</i>								

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

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

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

Print Date : 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	\$23,700			
Importance Code C				
Total	\$23,700			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVTMENT

Asset # : 13945

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Revetment								
	Stone	45%			LIFE	**	5	\$900	
	Stone	55%	4+	\$131,200	LIFE	**	5	\$1,100	
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Inadequate Revetment Height Along Arden Avenue								
Backfill									
	Fill								
	Topsoil	55%	Now	\$38,400	2066	**			
	Erosion, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	Not Accessible	45%							
Surface									
	Asphalt	55%	Now	\$16,100	2041	**	5	\$1,000	
	Sinkhole, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	Topsoil	40%			2024	\$7,000	5	\$600	
	Topsoil	5%	4+	\$900	2026	\$900	5		
	Erosion, Extent : Moderate, Area Affected : 50%								
	Location : At Crest West Of Breakwater								
Deck Elements									
	Railing								
	Guard Rail	55%	Now	\$6,400	LIFE	**			
	Progressing Scour, Extent : Severe, Area Affected : 100%								
	Location : Along Arden Ave								
	No Component	45%							

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

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

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

Print Date : 22-Sep-2017

DEPT. OF CITYWIDE ADMIN. SERV. - FY 2018

Asset Name : REVETMENT #3
Address : ALONG BANK STREET FROM WESTERVELT AVE EAST
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : DGS0063.000 / 13929 **Yr Built/Renovated** :
Linear Ft : 200 **Project Type** : REAL PROPERTY
Date of Survey : 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	\$24,300			
Importance Code C				
Total	\$24,300			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856

REVETMENT #3

Asset # : 13929

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%	4+	\$149,100	LIFE	* *	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insufficient Armor</i>								
Backfill								
Fill								
Topsoil	30%	Now	\$13,100	2066	* *			
<i>Erosion, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Not Accessible	70%							
Surface								
Topsoil	30%	Now	\$3,300	2026	\$3,300	5	\$100	
<i>Erosion, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Topsoil	70%			2019	\$7,600	5	\$700	

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

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

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

Print Date : 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	\$61,800	\$700		\$100
Importance Code C				
Total	\$61,800	\$700		\$100



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT BEHIND KENT AVE SHOPS 390 KENT AVENUE
Asset # : 14652

Bulkheads		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Structural								
Revetment								
Stone	100%	Now	\$372,700	LIFE	* *	5	\$3,000	
	<i>Missing Part, Extent : Severe, Area Affected : 25%</i>							
	<i>Location : At Top Of Revetment</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Explanation : Inadequate Stone</i>							
Backfill								
Fill								
Topsoil	75%	Now	\$49,100	2055	* *			
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>							
Not Accessible	25%							
Surface								
Asphalt	25%			2030	* *	5	\$1,400	
Asphalt	75%	Now	\$34,300	2042	* *	5	\$2,100	
	<i>Erosion, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Areas 86, 110, 125, And 140 To 335 Feet From North</i>							
Deck Elements								
Railing								
Fencing	100%	0-2	\$27,500	2032	* *	3	\$200	
	<i>Broken, Extent : Severe, Area Affected : 15%</i>							
	<i>Location : Isolated Areas Throughout</i>							
	<i>Progressing Scour, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Base Undermined Throughout</i>							

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

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

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

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 # : DOS0009.030 / 14948 **Yr Built/Renovated** :
Linear Ft : 700 **Project Type** : REAL PROPERTY
Date of Survey : 15-Aug-2017 **Landmark Status** : NONE
Areas Surveyed :
Block : 625 **Lot** : 250 **BIN** :

CAPITAL	FY 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			



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
REVTMENT WEST OF HOME DEPOT GOWANUS BAY
Asset # : 14948

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	15%	4+	\$429,100	LIFE	* *	5	\$400	
		Erosion, Extent : Moderate, Area Affected : 75%							
		Location : Tidal Zone							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Isolated Locations And At King Piles							
	No Component	85%							
Revetment									
	Stone	85%			LIFE	* *	5	\$7,100	
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Surrounding Trees Growing Out Of Revetment							
	No Component	15%							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Not Accessible	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Limited Access To Top Of Revetment							
		Explanation : Heavy Vegetation							
Deck Elements									
	Railing								
	Steel	15%			2023	\$101,800			
	No Component	85%							

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

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

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

Print Date : 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 :
Block : 1107 **Lot** : 100 **BIN** :

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	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD
Asset # : 13937

Bulkheads		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Sheet Piles								
	Steel	5%	4+	\$29,300	LIFE		* *		
		Corrosion, Extent : Moderate, Area Affected : 100%							
		Location : Tidal And Splash Zones							
		Displaced Elements, Extent : Severe, Area Affected : 75%							
		Location : Impact Damage 110 Feet From East							
	Steel	65%			LIFE		* *		
	Not Accessible	30%							
Pile Caps									
	Concrete	80%			LIFE		* *	5	\$1,200
	Concrete	5%	Now	\$6,500	LIFE		* *	5	\$100
		Spalling, Extent : Severe, Area Affected : 100%							
		Location : Northeast Corner							
	Concrete	15%	4+	\$19,400	LIFE		* *	5	\$200
		Spalling, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Gravel	100%			2029		* *	2-5	\$1,500
		Settlement, Extent : Light, Area Affected : 20%							
		Location : Throughout							

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

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

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

Print Date : 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 # : DCAS003.000 / 14018 **Yr Built/Renovated** :
Linear Ft : 3,240 **Project Type** : REAL PROPERTY
Date of Survey : 22-Oct-2015 **Landmark Status** : NONE
Areas Surveyed :
Block : 16241 **Lot** : 200 **BIN** :

CAPITAL	FY 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	



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

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

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

DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

Bulkheads		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Structural									
	Gravity Wall								
	Concrete	12%			LIFE	* *	5	\$1,600	
	No Component	75%							
	Not Accessible	13%							
Revetment									
	Stone	12%			LIFE	* *	5	\$2,300	
	No Component	88%							
Sheet Piles									
	Steel	35%			LIFE	* *			
	No Component	25%							
	Not Accessible	40%							
Pile Caps									
	Concrete	100%			LIFE	* *	5	\$9,800	
		Cracking, Extent : Light, Area Affected : 2%							
		Location : At West End							
Backfill									
	Fill								
	Not Accessible	100%							
Surface									
	Asphalt	70%			2036	* *	5	\$25,900	
		Cracking, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Settlement, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Concrete	5%	4+	\$59,300	2042	* *	5	\$900	
		Cracking, Extent : Moderate, Area Affected : 5%							
		Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End							
		Settlement, Extent : Moderate, Area Affected : 50%							
		Location : Isolated Throughout Sidewalk 500 Feet To 1340 Feet From East End							
	Concrete	2%	Now	\$23,700	2042	* *	5	\$400	
		Settlement, Extent : Severe, Area Affected : 100%							
		Location : In Sidewalk 880 Feet To 955 Feet From East End							
	Concrete	23%			2036	* *	5	\$8,500	
Deck Elements									
	Railing								
	Steel	99%			2025	\$3,110,800			
	Steel	1%	Now	\$3,100	2027	\$31,400			
		Missing Part, Extent : Moderate, Area Affected : 100%							
		Location : Isolated Missing Sections Up To 4 Feet Long At 2250 Feet, 2708 Feet, And 2975 Feet From East End							

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DEPT. OF CITYWIDE ADMIN. SERV. - 856
STEEL SHEET PILE BULKHEAD GRAVITY WALL
Asset # : 14018

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

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DEPT. OF CITYWIDE ADMIN. SERV. - 856**Project : REAL PROPERTY**

CAPITAL		FY 2019 - 2022		FY 2023 - 2028
Miscellaneous Buildings		144,700		115,200
EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Miscellaneous Buildings	8,000	5,100	5,500	6,100
ASSET #	NAME	SQFT	CAPITAL	EXPENSE
14648	WALTHAM HEALTH CENTER	4,372	259,900	24,700

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